

# FAREHAM

## BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT  
PROCEDURE) ORDER 2015

### Planning Decision Notice

Planning Application Reference: P/22/1338/VC

Decision Date: 10<sup>th</sup> October 2022

Fareham Borough Council, as the Local Planning Authority, hereby **PERMIT** the **Variation of Condition 2 (list of approved drawings) of approved application P/22/0255/FP-Extensions to warehouse building and raising of the existing roof to provide additional and improved accommodation at 71-73 ST MARGARETS LANE, FAREHAM, PO14 4BG as proposed by application P/22/1338/VC** subject to the following conditions:

1. The development shall be carried out in accordance with the following approved documents:
  - a) Existing Site Plan 21031 (pl) 01
  - b) Proposed Site Plan 21031 (pl) 06
  - c) Existing Ground Floorplans 21031 (pl) 02
  - d) Proposed Ground Floor Plan (pl) 07 Rev D
  - e) Existing First Floor Plan 21031 (pl) 03
  - f) Proposed First Floor Plan 21031 (pl) 08 Rev C
  - g) Existing Elevations Sheet 1 21031 (pl) 04
  - h) Proposed Elevations Sheet 1 21031 (pl) 09 Rev D
  - i) Existing Elevations Sheet 2 21031 (pl) 05
  - j) Proposed Elevations Sheet 2 21031 (pl)10 Rev A
  - k) Planning Statement

REASON: To avoid any doubt over what has been permitted.

2. No development hereby permitted shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing (and hardsurfacing) materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

A handwritten signature in black ink, appearing to read 'L Smith', located in the bottom right corner of the page.

# **Notes to Accompany Planning Decision Notice**

**Planning Application Ref: P/22/1338/VC**

**Decision Date: 10<sup>th</sup> October 2022**

## **General Notes for Your Information:**

- The approved documents can be obtained by viewing the submitted application online at [www.fareham.gov.uk/planning](http://www.fareham.gov.uk/planning)
- The Council worked positively and proactively with the applicant and their agent to address any issues which came up during the course of the application being considered. A report has been published on the Council's website to explain how a decision was made on this proposal.
- Please contact the officer who handled this application Katherine Alger on 01329 824666 or at [kalger@fareham.gov.uk](mailto:kalger@fareham.gov.uk) if:
  - You would like clarification about this notice
  - You would like to make changes to your permission
  - You are unhappy with this decision or the way it has been reached

## **Right of appeal:**

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this permission is subject to.
- The Secretary of State may decide he will not consider an appeal if it seems to him that, due to statutory requirements, the local planning authority could not have granted permission without the conditions being imposed.
- Appeals must be made within 6 months of the date of this decision notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
  - Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;
  - Or submit online at The Planning Inspectorate website at
  - [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

- There is no third party right of appeal for neighbours or objectors.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices:**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

### **What to do next:**

- Please take note of the conditions this permission is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.
- This permission relates to town planning. It does not grant other forms of consent which you may need, for example:

#### Building Regulations consent

- Building Regulations legislation sets out technical standards required for the design and construction of buildings.
- For advice please contact The Building Control Partnership:
  - Telephone 01329 824 823
  - Email [bcpartnership@fareham.gov.uk](mailto:bcpartnership@fareham.gov.uk)
  - Website [www.buildingcontrolpartnershipants.gov.uk](http://www.buildingcontrolpartnershipants.gov.uk)

#### Consent for works in the vicinity of a public sewer

- A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
- For further information please contact Southern Water:
  - Telephone 0845 278 0845
  - Website [www.southernwater.co.uk](http://www.southernwater.co.uk)

### Works affecting neighbours

- Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.
- For further information please see the following guidance:
  - Website [www.gov.uk/party-wall-etc-act-1996-guidance](http://www.gov.uk/party-wall-etc-act-1996-guidance).

**Planning Application Reference: P/22/1338/VC**

**71-73 ST MARGARETS LANE, FAREHAM, PO14 4BG**

**Variation of Condition 2 (list of approved drawings) of approved application P/22/0255/FP-Extensions to warehouse building and raising of the existing roof to provide additional and improved accommodation**

## **OFFICER REPORT**

### **Application site**

This application relates to a warehouse which is located on the eastern side of St Margarets Lane. The site is located behind the Titchfield Festival Theatre Building and is surrounded by fields with residential properties located opposite the site.

### **Proposal**

The proposal is for the variation of Condition 2 (list of approved drawings) of the previously approved application Ref P/22/0255/FP for the extension to the warehouse building and raising of the existing roof to provide additional and improved accommodation.

The changes to the plans include extending the width of the building.

### **Planning History**

In July 2022 a non-material amendment application was approved for the approved application P/22/0255/FP (Ref P/22/0255/MA/A).

In March 2022 planning permission was approved for extensions to warehouse building and raising the existing roof to provide additional and improved accommodation (Ref P/22/0255/FP).

### **Representations**

No representations have been received.

### **Assessment of variation of condition**

The applicant seeks to vary Condition 2 of planning permission P/22/0255/FP which sought to extend the warehouse building and raise the existing roof to provide additional and improved accommodation.

The changes to the permitted plans involve extending the width of the building.

The amendments to the plans would not result in any impact on the neighbouring residential properties or industrial units and would not detrimentally alter the appearance of the building.

It is therefore considered that the proposed amendments would be acceptable and would be in accordance with Policy CS17 of the Core Strategy.

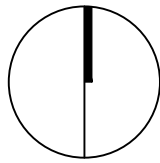
### **Summary**

The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

### **GRANT PLANNING PERMISSION**

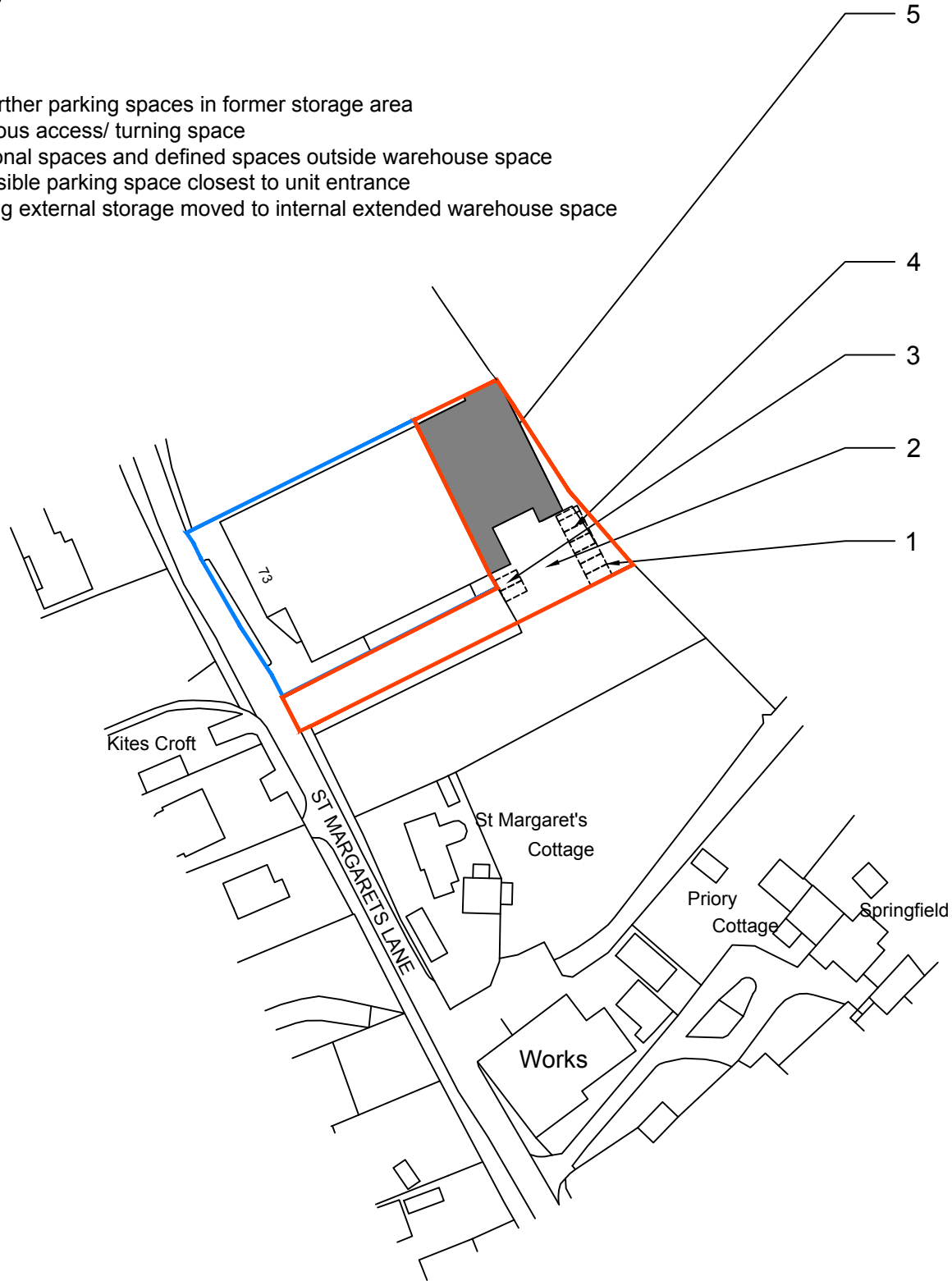
Conditions:

- 1) Time period for implementation;
- 2) List of approved drawings;
- 3) Materials



**notes:**

1. two further parking spaces in former storage area
2. generous access/ turning space
3. additional spaces and defined spaces outside warehouse space
4. accessible parking space closest to unit entrance
5. existing external storage moved to internal extended warehouse space



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1 proposed site plan  
scale 1:1250 @ A3



2 proposed site plan  
scale 1:500 @ A3

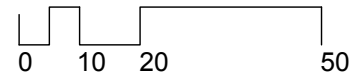
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dwell design  
funtley court,  
funtley hill,  
fareham,  
po16 7uy

**revisions**

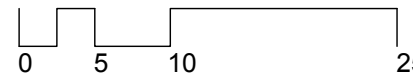
- a/14.01.2022/minor update
- b/21.01.2022/minor update
- c/21.01.2022/minor update
- d/26.01.2022/minor update
- e/20.05.2022/outline of building tied with ground floor plan
- f/15.07.2022/larger outline shown

**scale bars**

1:1250



1:500



**scale**

1:1250/ 1:500  
@ A3

**date**

november 21

**job name**

Welbro Project  
Management

**job number**

21031

**drawing number**

(pl)06



**drawing name**

proposed site plans

**status**

planning

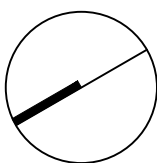
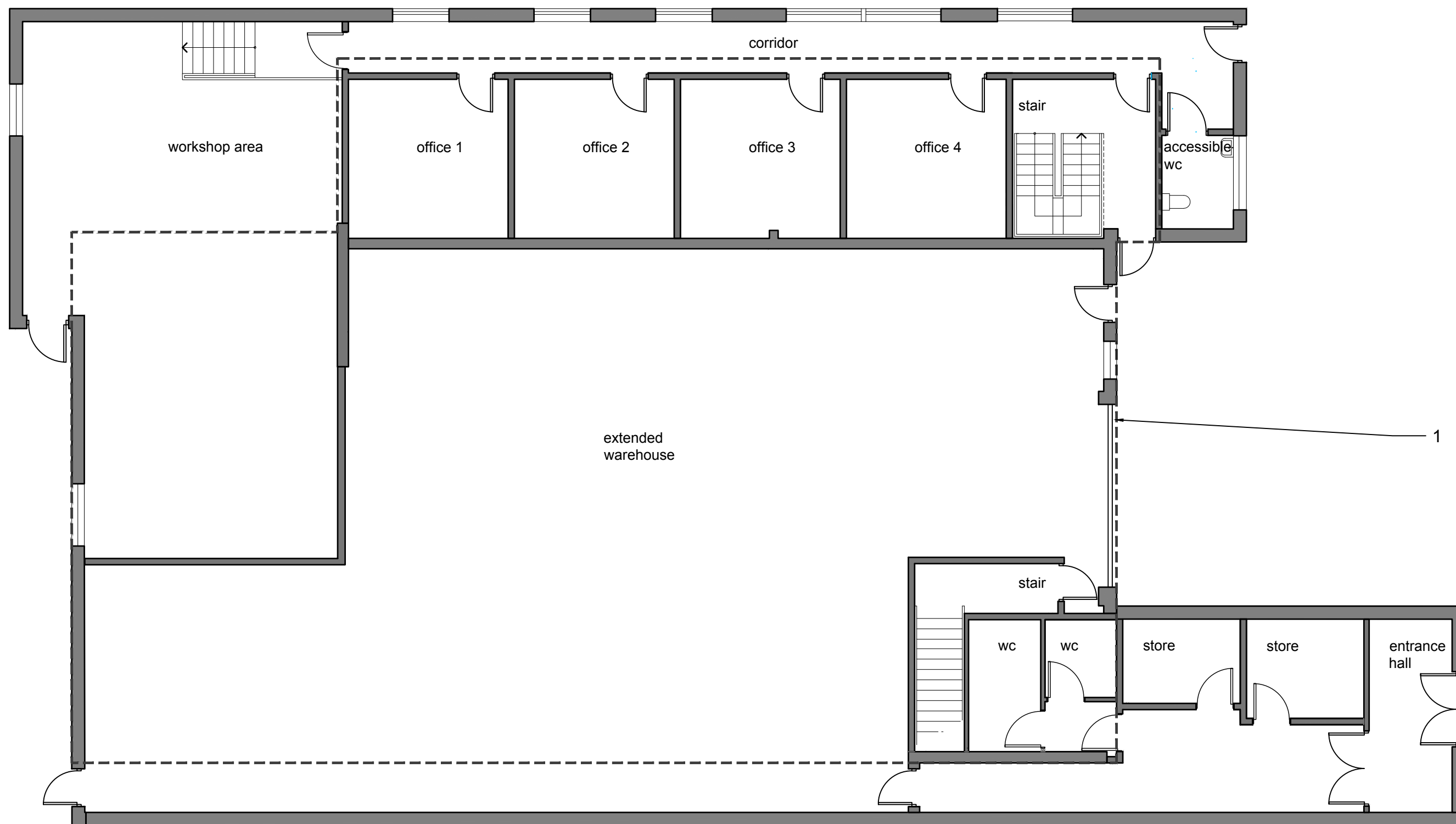
**revision**

f



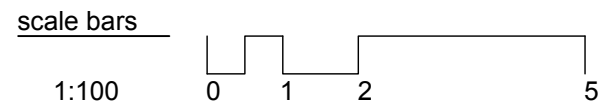
**notes:**

- 1. dashed line denotes outline of previous building



1 proposed ground floor plan  
scale 1:100 @ A3

**revisions**  
a/21.12.2021/external door added  
b/14.01.2022/outline of current building shown  
c/15.07.2022/larger build shown  
d/25.07.2022/minor revision



**scale**  
1:100 @ A3

**job name**  
Welbro Project Management



**date**  
november 21

**job number** 21031 **drawing number** (pl)07

**drawing name**  
proposed ground floor plan

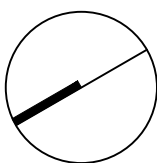
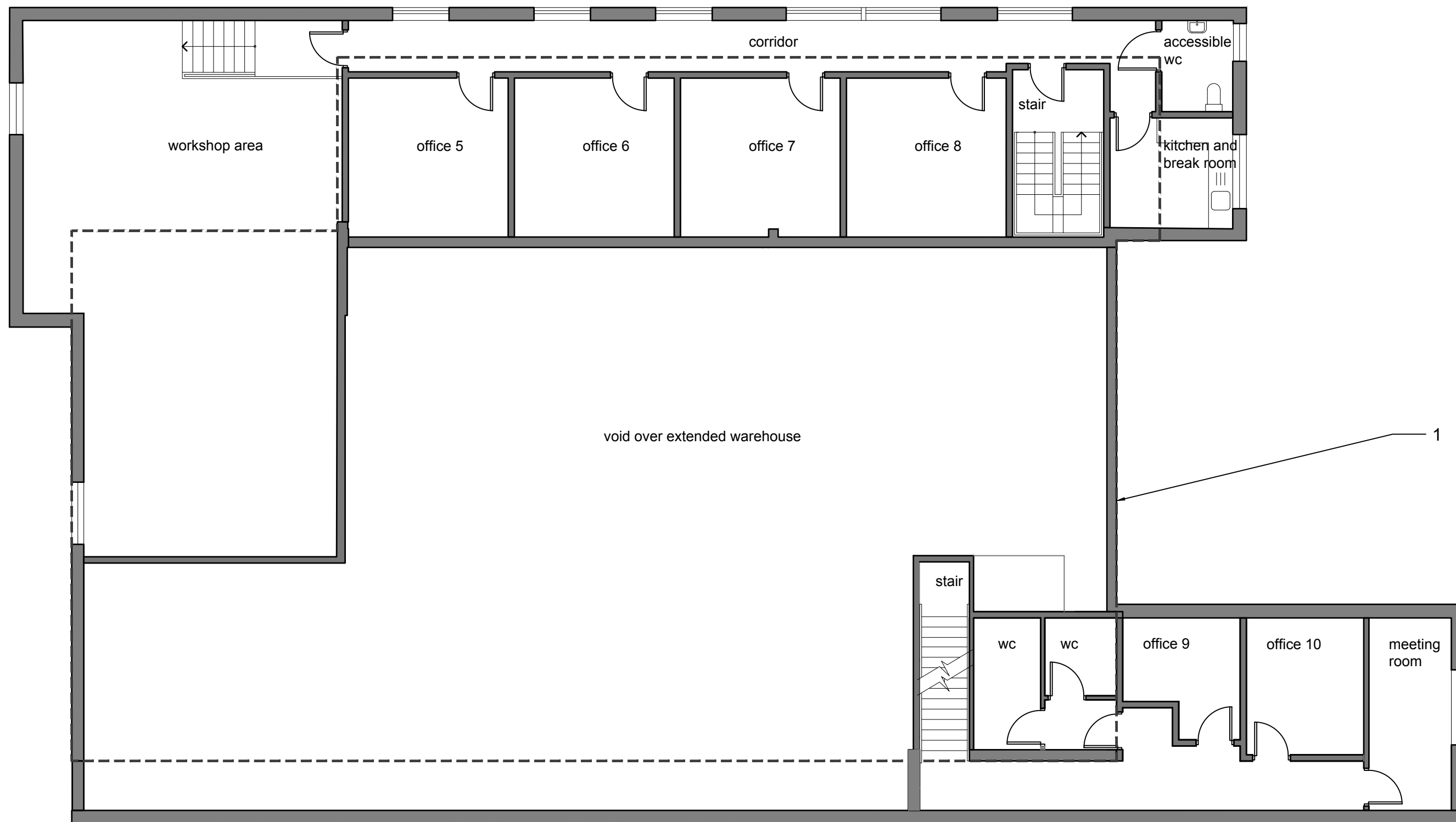
**status**  
planning

**revision**  
d

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fareham,  
po16 7uy

**notes:**

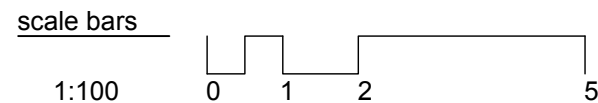
- 1. dashed line denotes outline of previous building



1 proposed first floor plan  
scale 1:100 @ A3

**revisions**

a/14.01.2022/outline of current building shown
b/15.07.2022/larger build shown
c/25.07.2022/minor revision



scale  
1:100 @ A3

job name  
Welbro Project  
Management



date  
november 21

job number 21031  
drawing number (pl)08

drawing name  
proposed first floor  
plan

status  
planning

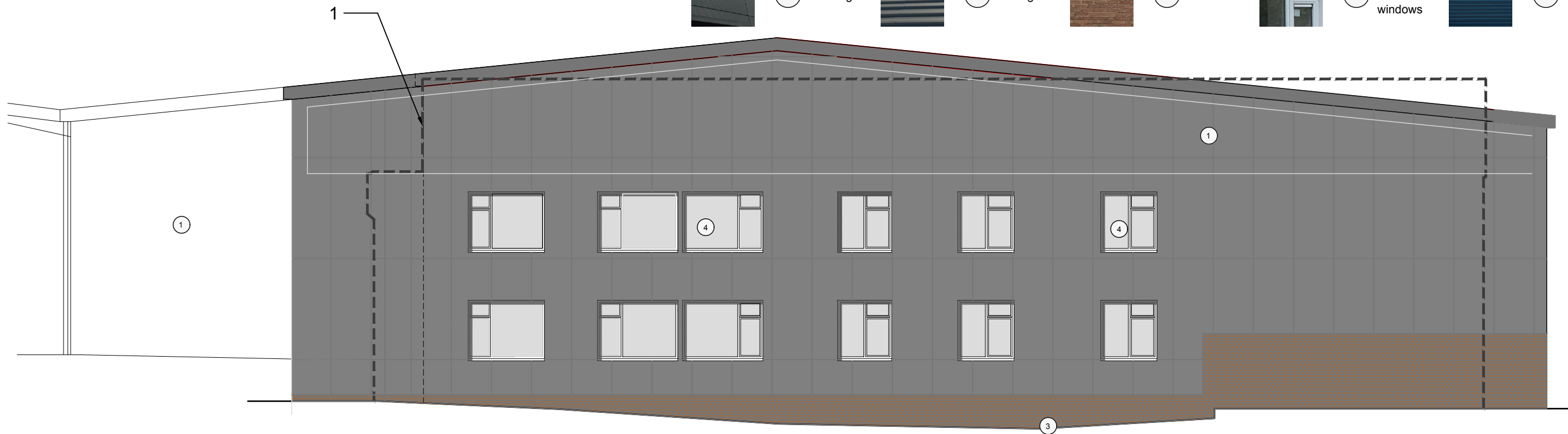
revision  
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fareham,  
po16 7uy

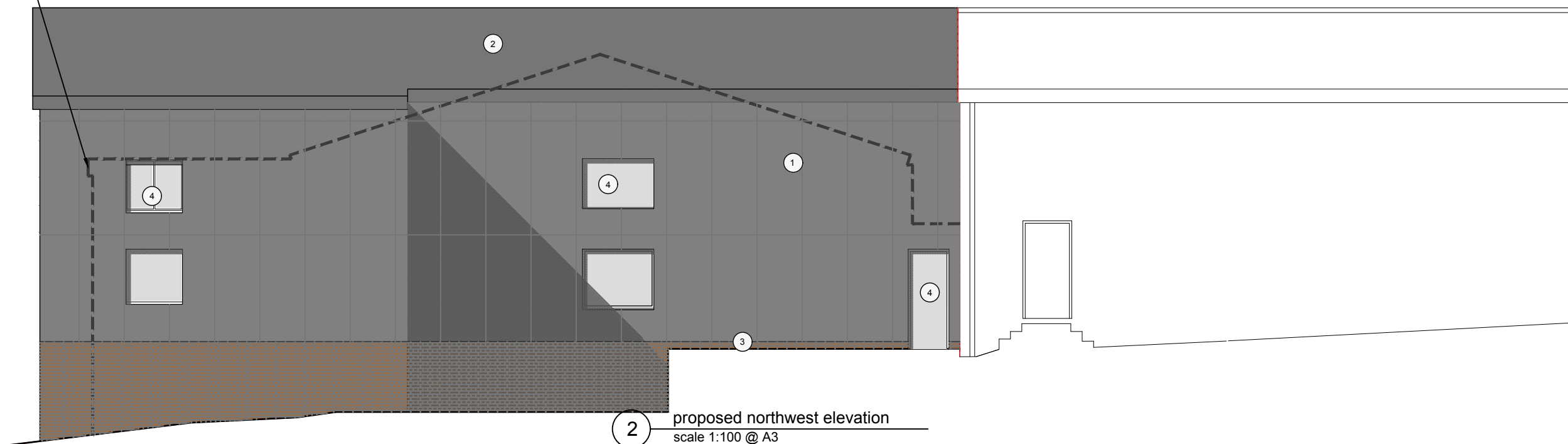
**notes:**

1. dashed line denotes outline of previous building

**material key**



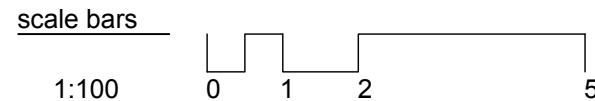
1 proposed northeast elevation  
scale 1:100 @ A3



2 proposed northwest elevation  
scale 1:100 @ A3

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fareham,  
po16 7uy

**revisions**  
a/14.01.2022/outline of current building shown  
b/20.05.2022/outline of building tied with plan  
c/15.07.2022/larger build shown  
d/25.07.2022/minor revision



scale  
1:100 @ A3

date  
november 21

job name  
Welbro Project  
Management

job number 21031  
drawing number (pl)09



drawing name  
proposed elevations  
sheet 1

status  
planning

revision  
d

## Design and Access Statement

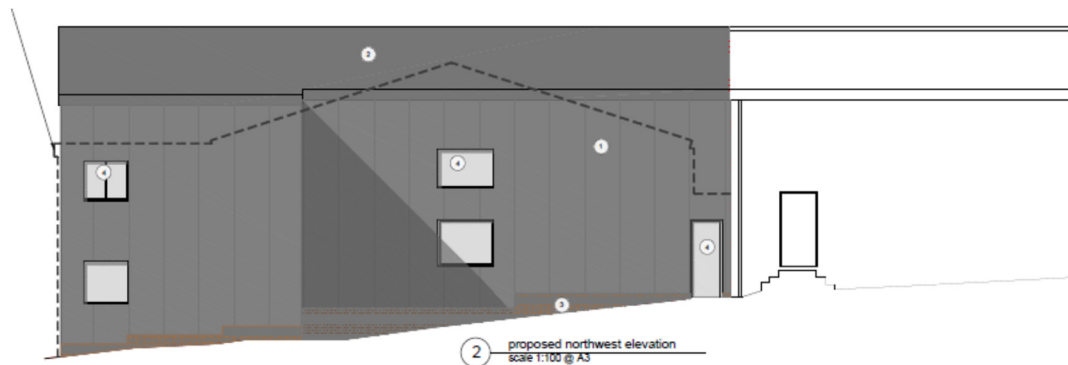
### 71 St Margaret's Lane, Titchfield, PO14 4BG

The following Design and Access Statement has been prepared in accordance with the guidance contained within The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and other guidance including advice contained within National Planning Policy Guidance and the Planning Portal. This guidance suggest that any Design and Access Statement should be proportionate, with only limited depth required for proposals of a modest nature such as this.

**Design Principles.** The proposals are driven by the need to re-roof the building which is currently clad in asbestos cement sheeting. Re-roofing provides the opportunity to improve the building by increasing its internal head height. The extensions proposed are simply a by-product of this primary objective and will square off the building, thereby allowing an improved and simplified roof form to be constructed.

**Use and Amount-** The commercial use of the building is well established and is therefore no part of the overall consideration of this application. The proposals will result in a modest increase in floor area totalling 261 sq.m. sq m. along with improved internal height within the warehouse part of the building which allows for the safe operation of machinery and use of modern racking systems. The increase in floorspace is effectively an inevitable consequence of squaring off the building which is proposed and will provide an improved and simplified roof form.

**Scale** – The proposals including the raising of the roof which will result in a modest increase in the overall scale of the building. This element represents the most visible change in scale relative to the increased floor area which would arise from extensions to different parts of the building and is therefore less apparent.



**Layout** – Whilst some additional floorspace is proposed the functional layout of the building remains largely unchanged with the location of the main loading door and warehouse area being as existing.

**Appearance-** The building will be reclad in insulated profiled metal sheeting, the colour of which is likely to be dark grey to match the adjoining building. It could however be a contrasting colour, details of which could be secured by planning condition. The existing roofline currently jars with the adjoining building. The proposals will provide a more cohesive roofline which will improve the appearance of the building and the wider site.

**Landscaping** - No additional hard or soft landscaping is considered necessary and none is proposed. Opportunities for any form of landscaping beyond treatment of hard surfacing is very limited. To tree loss is proposed.

**Access** - No amendments are proposed to the existing access arrangements from the public highway. The use of the external space will be improved through the formal setting out of parking spaces and the cessation of external storage which currently limits the space available for parking.