

FAREHAM

BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015

Planning Decision Notice

Planning Application Reference: P/22/0255/FP

Decision Date: 17th March 2022

Fareham Borough Council, as the Local Planning Authority, hereby **PERMIT** the **Extensions to warehouse building and raising of the existing roof to provide additional and improved accommodation at 71 ST MARGARETS LANE, FAREHAM, PO14 4BG as proposed by application P/22/0255/FP** subject to the following conditions:

1. The development shall begin before 17th March 2025.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. 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
 - e) Existing First Floor Plan 21031 (pl) 03
 - f) Proposed First Floor Plan 21031 (pl) 08
 - g) Existing Elevations Sheet 1 21031 (pl) 04
 - h) Proposed Elevations Sheet 1 21031 (pl) 09
 - i) Existing Elevations Sheet 2 21031 (pl) 05
 - j) Proposed Elevations Sheet 2 21031 (pl)10 Rev A
 - k) Planning StatementREASON: To avoid any doubt over what has been permitted.

Notes to Accompany Planning Decision Notice

Planning Application Ref: P/22/0255/FP

Decision Date: 17th March 2022

General Notes for Your Information:

- The approved documents can be obtained by viewing the submitted application online at 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 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

- 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) 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
 - Website 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

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.

Planning Application Reference: P/22/0255/FP

71 ST MARGARETS LANE, FAREHAM, PO14 4BG

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 extensions to the warehouse building which includes raising the existing roof to provide additional and improved accommodation.

Planning History:

There is no relevant planning history for this site.

Representations:

One letter of support has been received.

Design/Impact on character of surrounding area:

Policy CS17 (High Quality Design) seeks to ensure that new development responds positively to and is respectful of the key characteristics of the area, including heritage assets, landscaping, scale, form, spaciousness and the use of external materials.

The proposal would involve raising the roof of the existing building. The raised roof height would be a modest addition and would have a more cohesive roofline which is considered to improve the appearance of the building.

The building would be reclad in insulated profiled metal sheeting, given the industrial character of the building it is considered to be an appropriate material.

It is therefore considered that the proposal would be acceptable in design terms and would have regard to the key characteristics of the surrounding area.

Impact on Residential Amenity:

There are no residential properties located within close proximity to the site. Therefore, the proposal would not result in any significant impact on the amenities of the surrounding residential occupiers.

Parking:

The proposal would provide 8 car parking spaces which would comply with the requirements of the Non-Residential Car Parking Standards SPD.

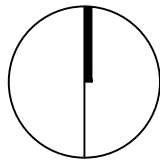
Summary

The proposals accords with Policies CS5 and 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 existing frontage
scale nts @ A3



4 existing parking
scale nts @ A3



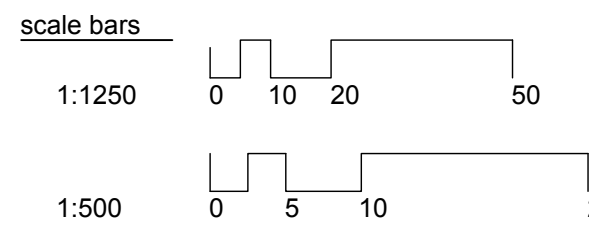
1 existing site plan
scale 1:1250 @ A3

2 existing site plan
scale 1:500 @ A3

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this drawing is not for construction
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dwell design
funtley court,
funtley hill,
fareham,
po16 7uy

revisions
a/14.01.2022/minor update



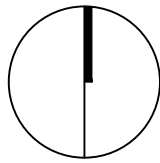
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date
november 21

job name
Welbro Project Management

job number 21031
drawing number (pl)01

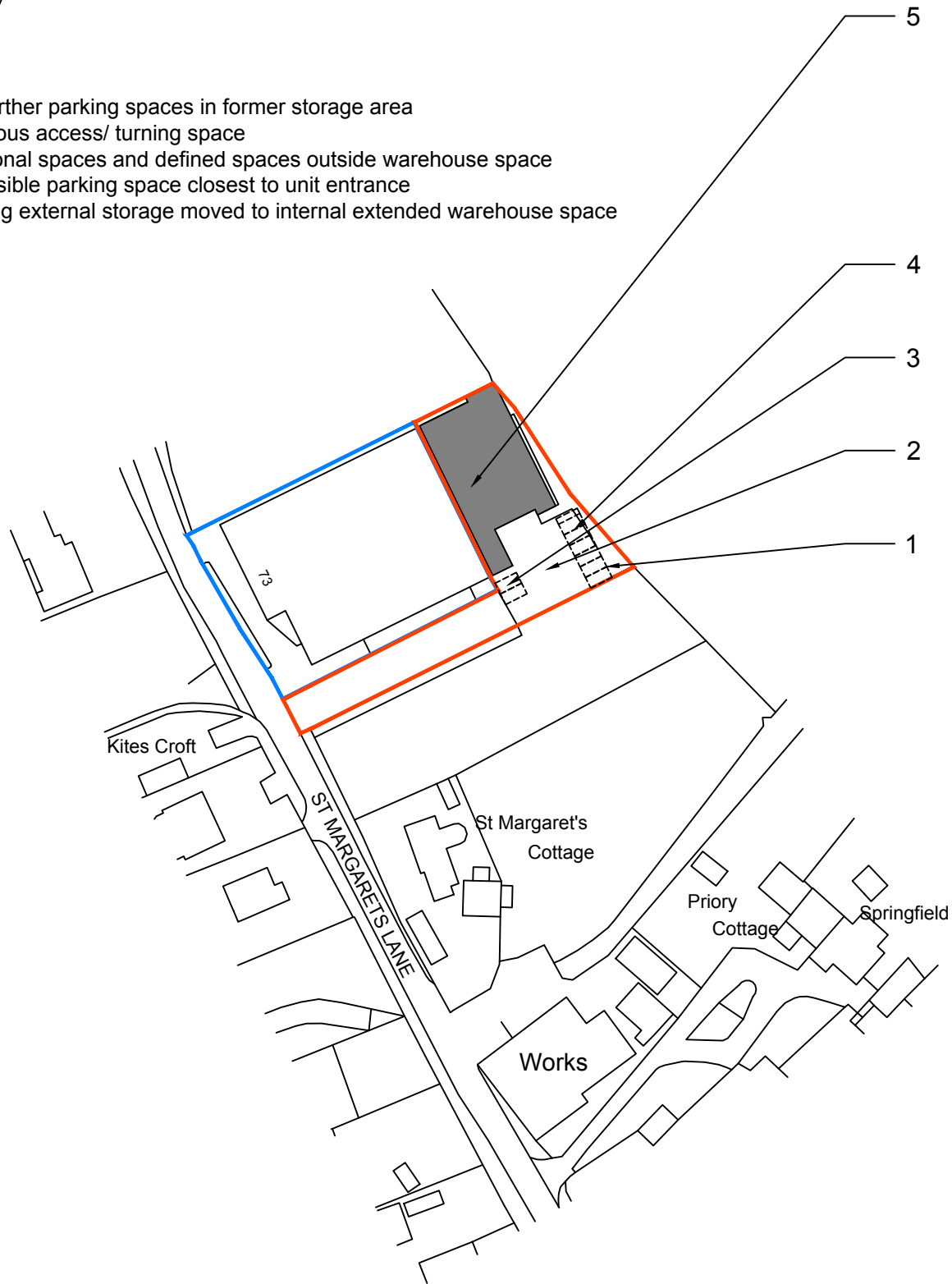


drawing name existing site plan
status planning
revision a



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

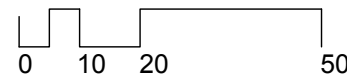
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revisions

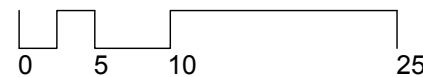
- a/14.01.2022/minor update
- b/21.01.2022/minor update
- c/21.01.2022/minor update
- d/26.01.2022/minor update

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

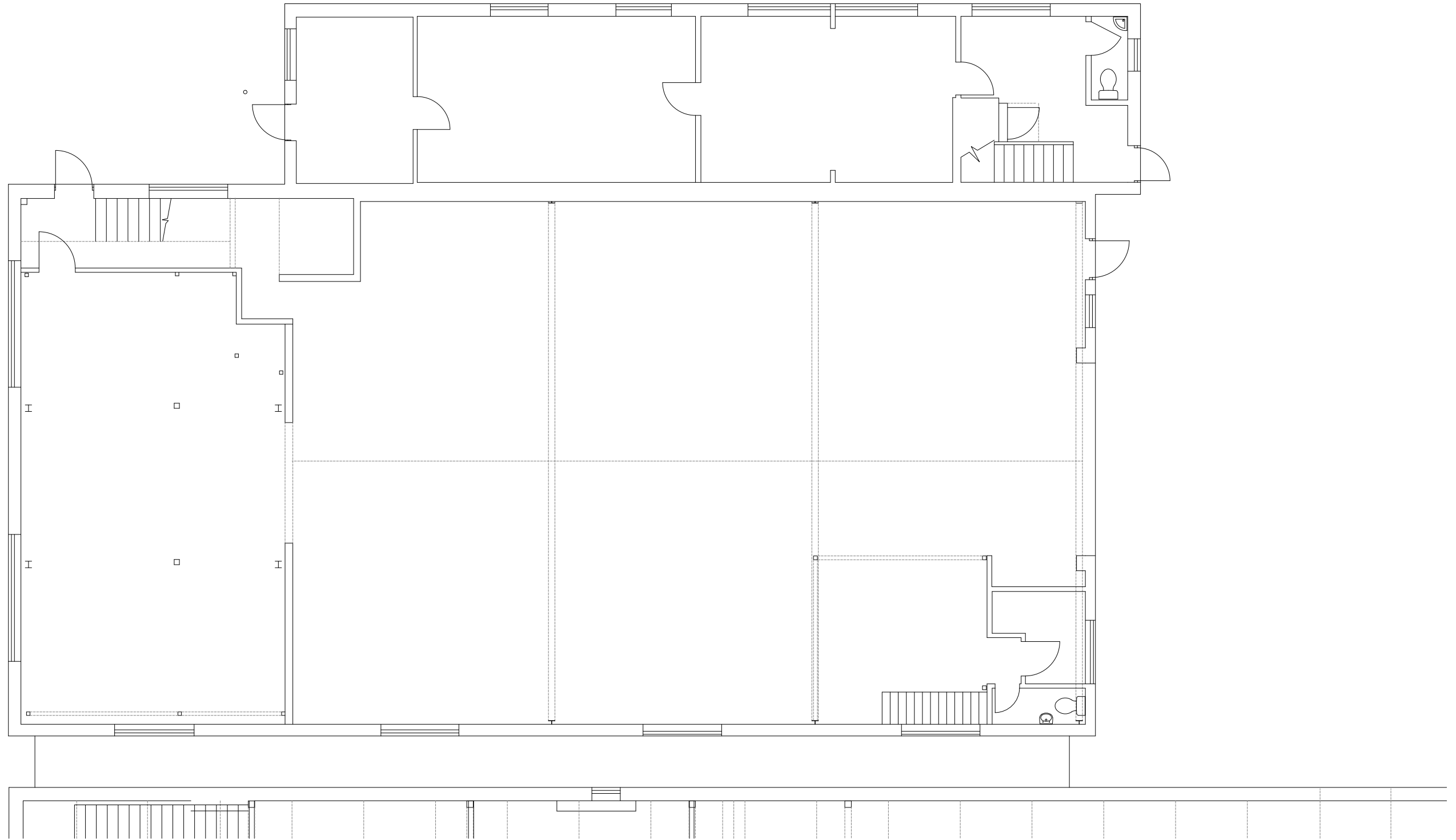
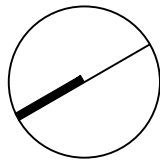
proposed site plans

status

planning

revision

d



1 existing ground floor plan
scale 1:100 @ A3

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fareham,
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revisions
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scale bars
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0 1 2 5

scale
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job name
Welbro Project
Management



date
november 21

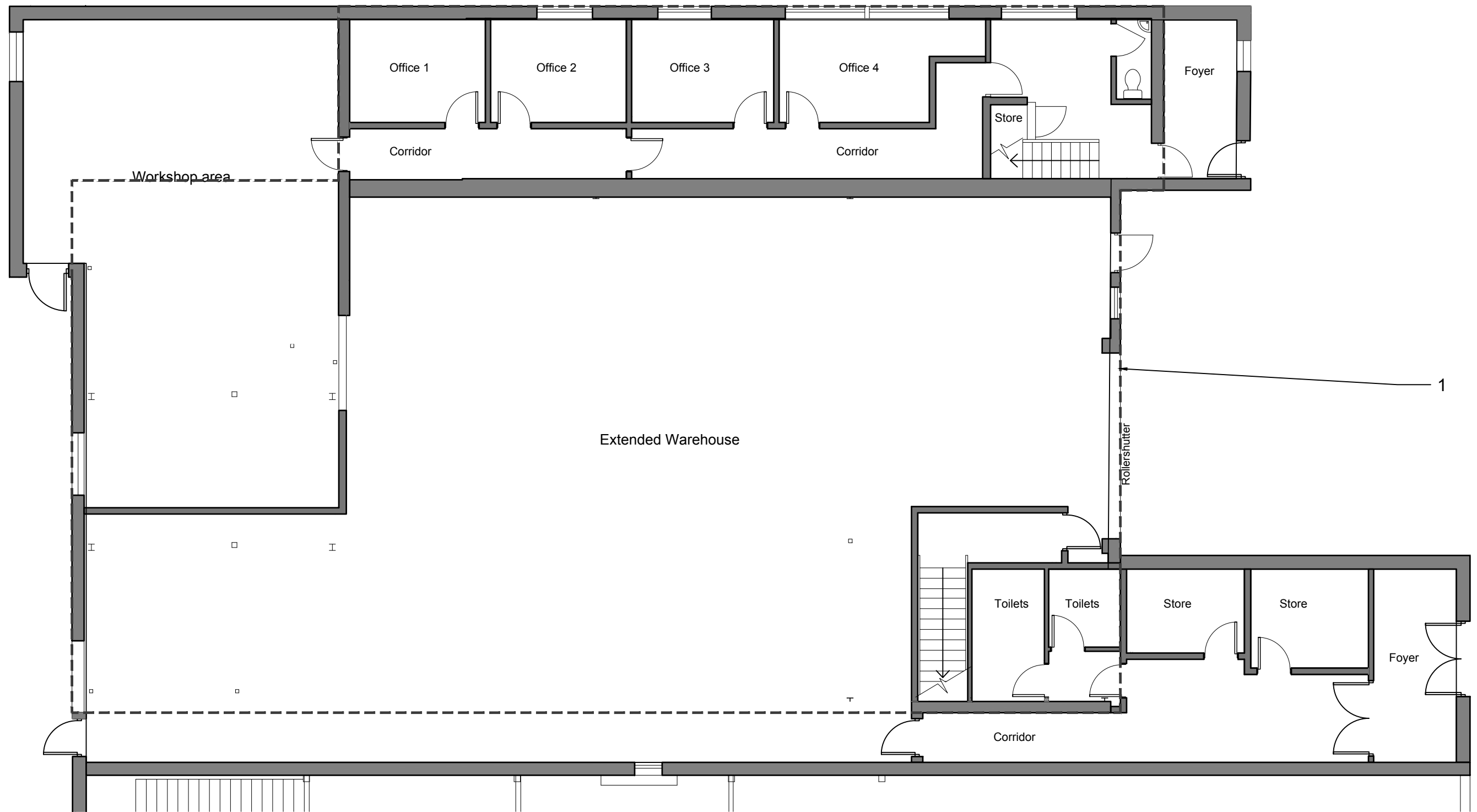
job number 21031
drawing number (pl)02

drawing name
existing ground
floor plan

status planning
revision -

notes:

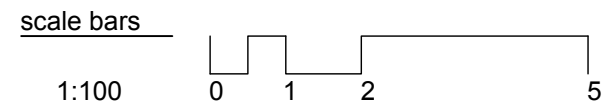
1. dashed line denotes outline of previous building



1 proposed ground floor plan
scale 1:100 @ A3

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fareham,
po16 7uy

revisions	
a/21.12.2021/external door added	
b/14.01.2022/outline of current building shown	



scale
1:100 @ A3

date
november 21

job name
Welbro Project Management

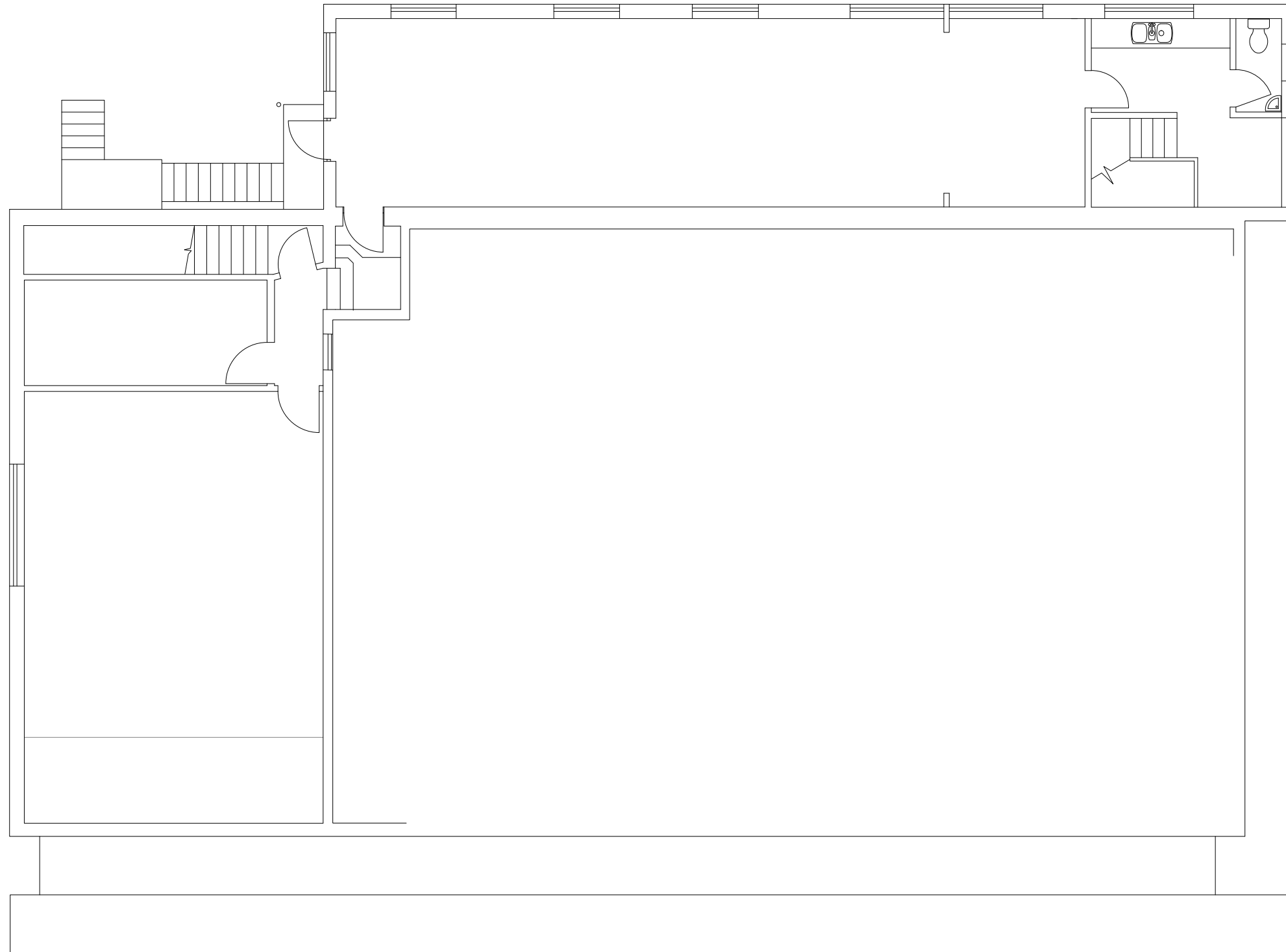
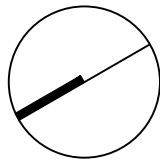
job number 21031 drawing number (pl)07



drawing name
proposed ground floor plan

status
planning

revision
b



1 existing first floor plan
scale 1:100 @ A3

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revisions
-/-

scale bars
1:100
0 1 2 5

scale
1:100 @ A3

job name
Welbro Project
Management

date
november 21

job number 21031
drawing number (pl)03

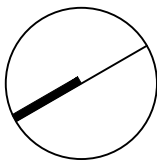
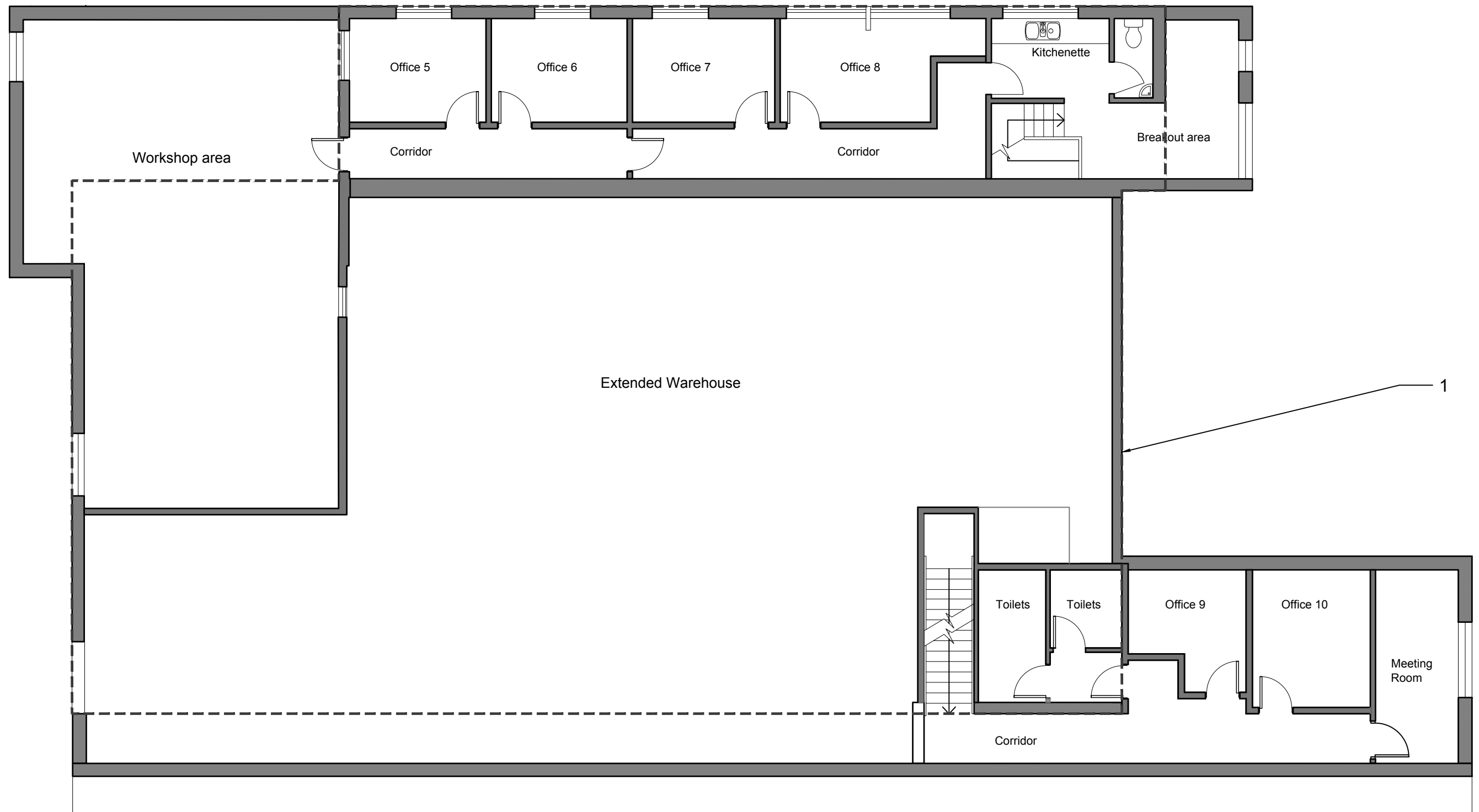


drawing name
existing first floor
plan

status planning
revision -

notes:

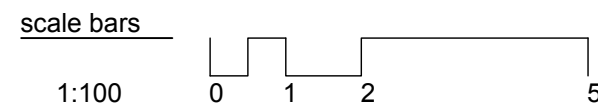
1. dashed line denotes outline of previous building



1 proposed first floor plan
scale 1:100 @ A3

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po16 7uy

revisions
a/14.01.2022/outline of current building shown



scale
1:100 @ A3

job name
Welbro Project Management



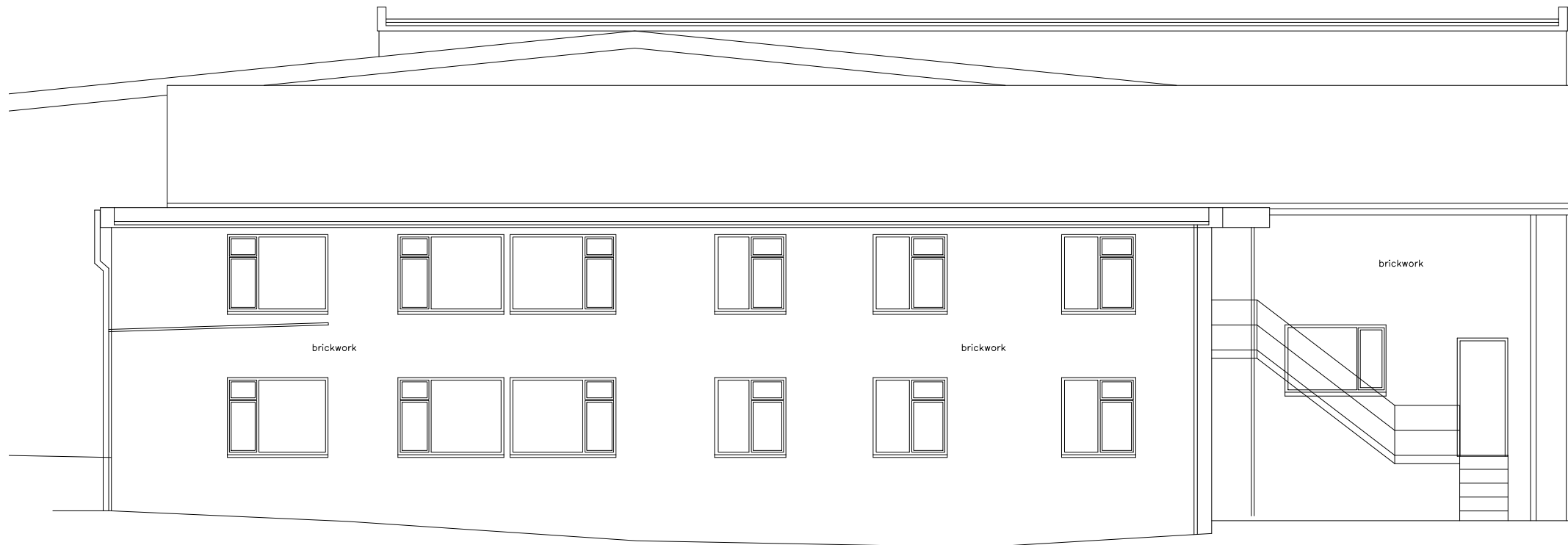
date
november 21

job number 21031 drawing number (pl)08

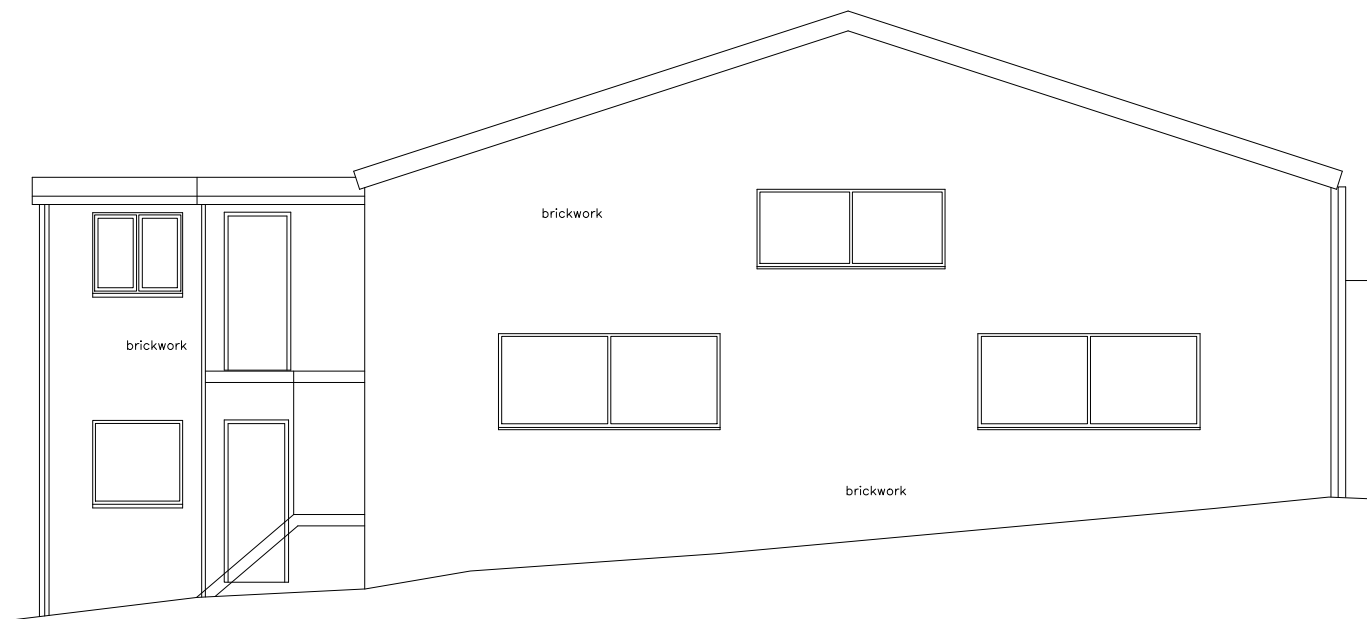
drawing name
proposed first floor plan

status
planning

revision
a



1 existing east elevation
scale 1:100 @ A3



2 existing north elevation
scale 1:100 @ A3

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fareham,
po16 7uy

revisions
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scale bars
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scale
1:100 @ A3

job name
Welbro Project Management

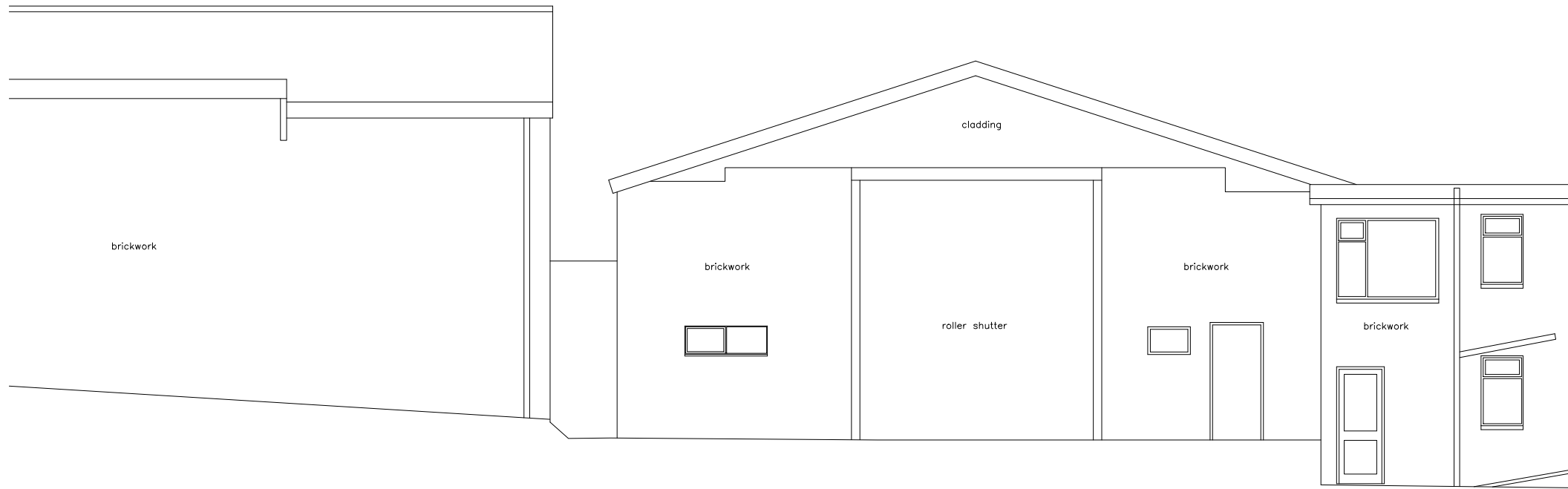
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november 21

job number 21031
drawing number (pl)04

dwell design
ltd

drawing name
existing elevations sheet 1

status planning
revision -



1 existing south elevation
scale 1:100 @ A3

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funtley hill,
fareham,
po16 7uy

revisions
-/-

scale bars
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scale
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job name
Welbro Project
Management

date
november 21

job number 21031
drawing number (pl)05

dwell design
ltd

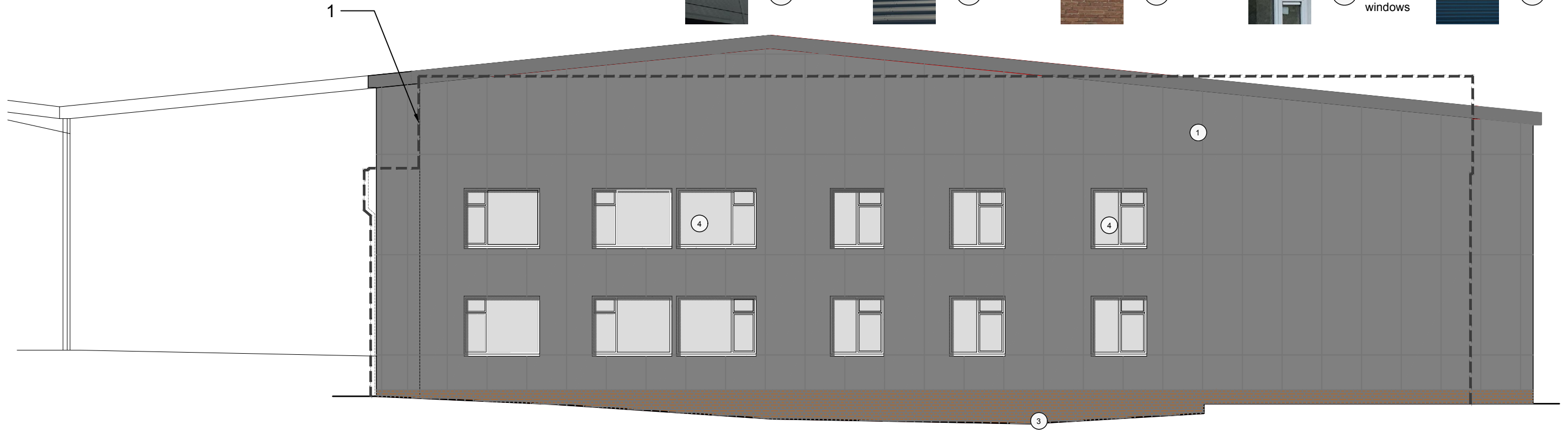
drawing name
existing elevations
sheet 2

status planning
revision -

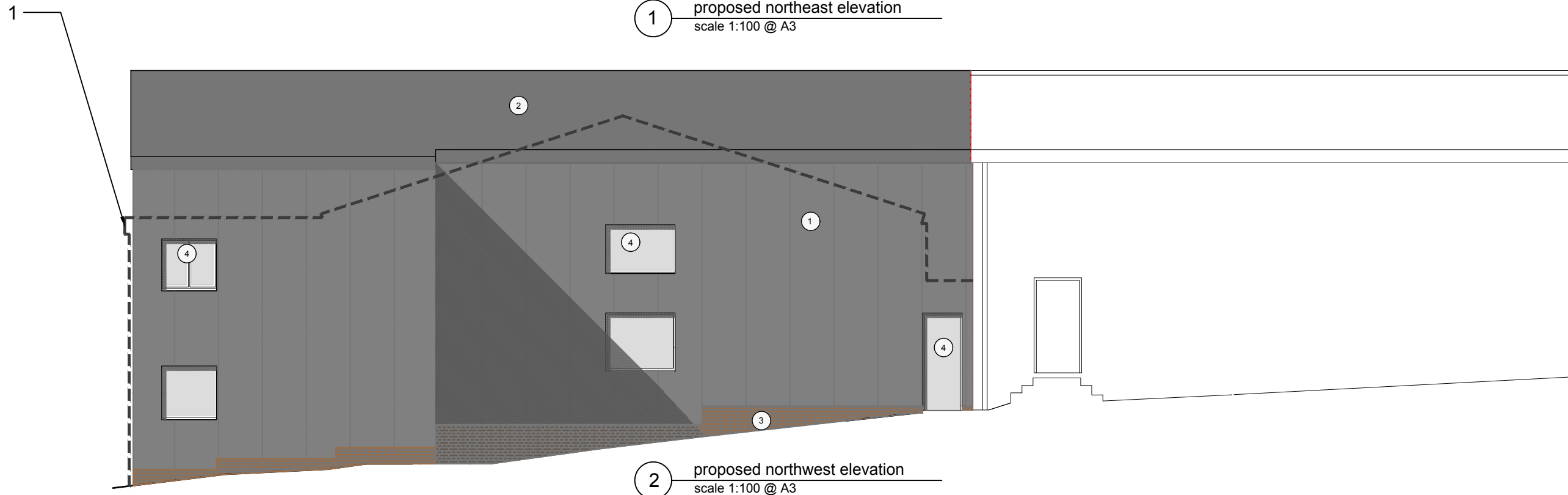
notes:

- 1. dashed line denotes outline of previous building

material key



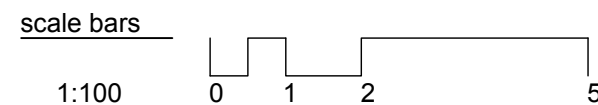
1 proposed northeast elevation
scale 1:100 @ A3



2 proposed northwest elevation
scale 1:100 @ A3

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dwell design
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funtley hill,
fareham,
po16 7uy

revisions
a/14.01.2022/outline of current building shown



scale
1:100 @ A3

job name
Welbro Project
Management

date
november 21

job number 21031
drawing number (pl)09



drawing name
proposed elevations
sheet 1

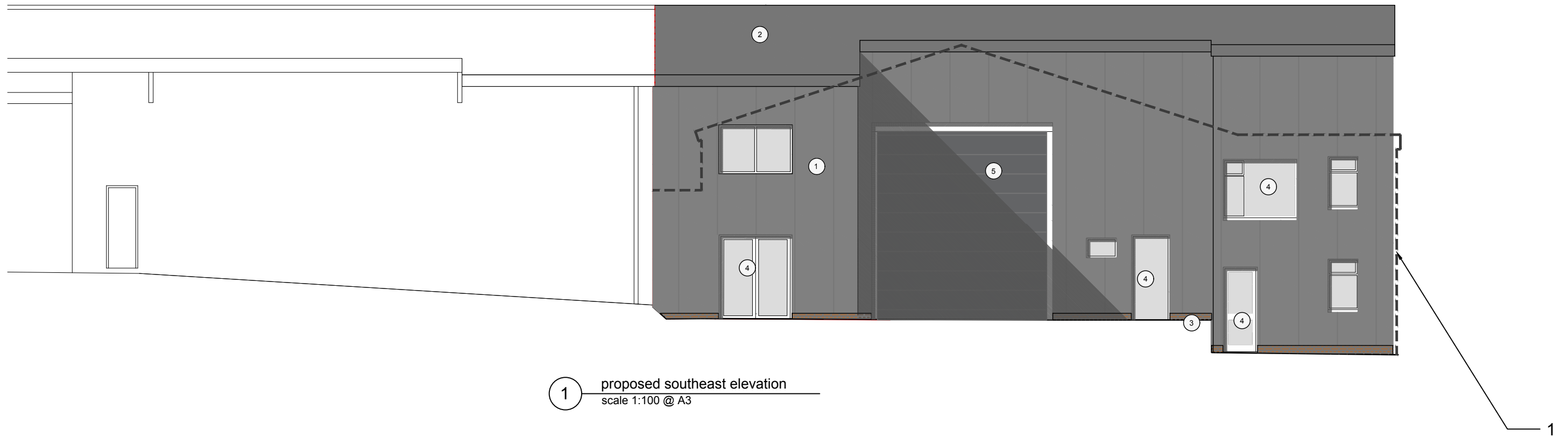
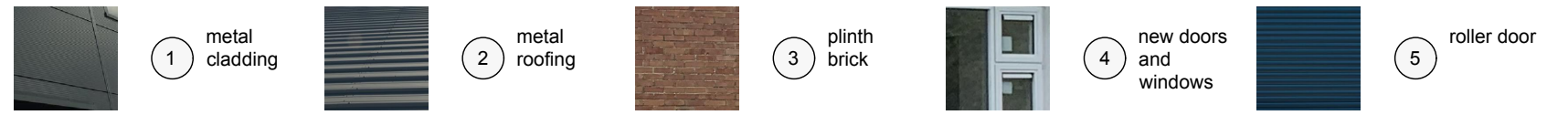
status
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notes:

- 1. dashed line denotes outline of previous building

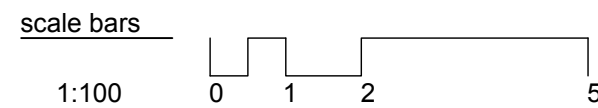
material key



1 proposed southeast elevation
scale 1:100 @ A3

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fareham,
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revisions
a/14.01.2022/outline of current building shown



scale
1:100 @ A3

job name
Welbro Project Management

date
november 21

job number 21031 drawing number (pl)10



drawing name
proposed elevations sheet 2

status
planning

revision
a

Design and Access Statement

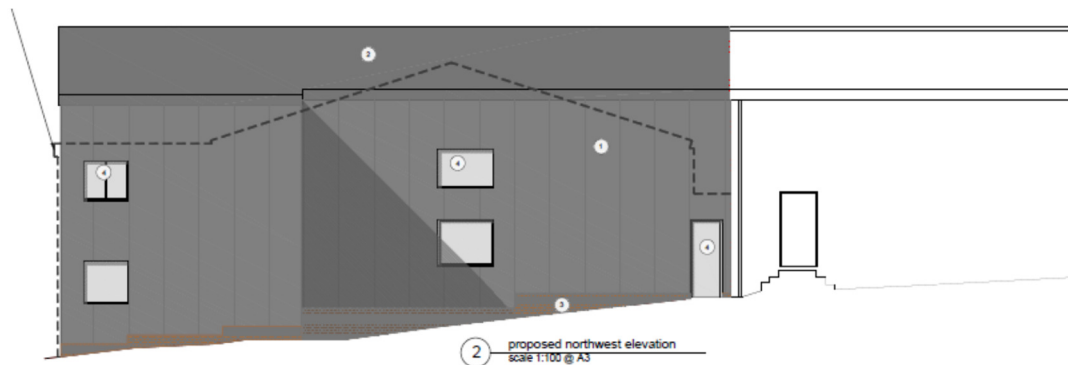
71 St Margaret's Lane, Titchfield, PO14 4BG

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 189 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.