

**P/14/0286/FP**

**HILL HEAD**

MR JAMIE ROSS

AGENT: MR JAMIE ROSS

GARDEN ROOM SEATING AREA

53 COTTES WAY HILL HEAD FAREHAM HAMPSHIRE PO14 3NQ

***Report By***

Arleta Miszewska ext. 4666

***Site Description***

The application site consists of a two storey detached residential property located on the western side of Cottess Way which is located within a residential area characterised by detached properties, including two storey dwellings on the western side of Cottess Way and single storey bungalows on the eastern side.

The property has been previously extended by the erection of a two storey rear extension and single storey side and rear extension and enlargement of the front porch.

***Description of Proposal***

Planning permission is sought to retain a partially constructed garden room which is located within the corner formed by the rear wall of the rear extension and the boundary fence.

The garden room has a pitched pyramid style roof approximately 3 metres high, with an eaves height of 2.3 metres.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

***Relevant Planning History***

The following planning history is relevant:

**P/11/1027/MA/A REAR AND SIDE SINGLE EXTENSION WITH CHANGES TO FRONT PORCH - NON-MATERIAL AMENDMENT: CHANGES TO FOLDING DOORS**

APPROVE 16/05/2012

**P/11/1027/FP REAR AND SIDE SINGLE EXTENSION WITH CHANGES TO FRONT PORCH**

APPROVE 01/02/2012

***Representations***

One letter of objection has been received from 55 Cottess Way raising the following concerns:

- a) inaccurate plans submitted,
- b) roof line finishes on the boundary depositing rain water to our property,
- c) construction design is visually unpleasing,
- d) party wall concerns,
- e) loss of winter sun,
- f) fire hazard caused by open chimney and barbeque located on the existing decking.

### ***Planning Considerations - Key Issues***

When assessing proposals of this nature the main consideration includes impacts upon the residential amenities of adjacent neighbours, namely privacy, outlook and sunlight.

As to design considerations the garden room is of contemporary minimalistic design. It has clean lines and is painted white to match the dwelling and the recently completed extension. The white render contributes towards a fresh look and feel of the main house and the proposed grey felt shingles to be put on the roof will complement the structure's appearance whilst not significantly increasing its current height. Therefore, Officers are satisfied that this proposal is acceptable in terms of design.

Turning to residential amenities, the outbuilding has no windows facing the adjacent neighbouring property at no. 55 Cottles Way, thus, there will be no overlooking.

As to the potential loss of light and outlook, the outbuilding design incorporates a shallow pitch roof of maximum height not exceeding 3 metres. Furthermore, the existing boundary fence together with the tree located within the adjacent neighbouring garden screen the garden room when viewed from the neighbouring property. The spatial relationship between the windows of the adjacent property and the proposal will further mitigate potential impacts. Officers are satisfied that the garden room does not result in demonstrable harm to the adjacent property at no. 55 in terms of overshadowing and loss of outlook.

Concerns have been raised over the accuracy of the submitted plans. The dimensions of both the existing extension and the garden room were confirmed by officers during the site visit and were considered to be correct.

Whilst concerns over party wall, guttering and fire hazard caused by the garden barbeque and chimney are acknowledged, they are outside of the remit of planning legislation. These matters are therefore of insufficient weight to outweigh Officers recommendation to approve this proposal subject to conditions.

### ***Recommendation***

**APPROVE:** in accordance with approved plans and details, northern elevation to be rendered and painted white to match the remaining elevations.

# FAREHAM

## BOROUGH COUNCIL



53 Cottes Way  
Scale 1:1250

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