

P/14/0351/FP

MR B WHITAKER

PORTCHESTER WEST

AGENT: PMG BUILDING
DESIGN&CONSULTANC

ERECTION OF DETACHED SUMMER HOUSE WITHIN REAR GARDEN
(RETROSPECTIVE IN PART)

84 ROMSEY AVENUE FAREHAM HAMPSHIRE PO16 9TA

Report By

Arleta Miszewska ext. 4666

Site Description

This application relates to an outbuilding situated within the back garden of a two storey detached dwelling located on the southern side of Romsey Avenue, which is a residential street in Portchester West, Fareham.

The property benefits from a large rear garden, approximately 22m long and 19m wide.

The summer house has been partially constructed, however work has stopped pending the outcome of the planning application.

Description of Proposal

Planning permission is sought to retain a partially constructed detached summer house within the rear garden. The summer house is located within the corner formed by the rear boundary and the eastern boundary with no. 82 Romsey Avenue. The summer house is set away from this boundary by just over one metre. It has a pitched roof.

The measurements of the outbuilding are:

- i) length: 6.2m
- ii) width: 5.2m,
- iii) maximum height: 3.7m,
- iv) height to the eaves: 2.3m.

Proposed materials include:

- i) roof: cedar woodland shingles,
- ii) walls: fibre cement horizontal cladding (sand yellow or grey green),
- iii) window: double glazed upvc,
- iv) door: bi-fold doors, double glazed, either upvc or aluminium.

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:

FBC.4598/18

PERMISSION 25/10/1982

FBC.4598/17

PERMISSION 17/08/1982

P/06/1329/FP

Erection of Single Storey and First Floor Rear Extensions

PERMISSION 30/11/2006

Representations

One letter of objection has been received from no. 82 Romsey Avenue stating the following:

- i) the outbuilding is both overbearing and visually intrusive due to its depth, height, associated bulk and proximity to the boundaries,
- ii) the dominating feel of the building is detrimental to the amenities previously enjoyed,
- iii) the building produces a sense of enclosure and the feeling of being hemmed in,
- iv) the building causes excessive overshadowing.

Planning Considerations - Key Issues

When assessing a planning proposal of this nature the main consideration includes impact on the character and appearance of the area and residential amenities, including loss of light, privacy and overshadowing.

As to the impacts upon the area, the outbuilding is not prominent in public vantage points and therefore has a marginal impact on the character and appearance of Romsey Avenue street scene.

As to the impact on residential amenities, the proposed windows would be a minimum 15 metres away from the windows of the neighbouring properties. This accords with the standards set out in the Fareham extension design guide and therefore is not considered to be harmful.

Similar, due to the location of the outbuilding, within the rearmost parts of the garden, it does not raise concerns over loss of outlook from the windows of the adjacent properties.

Finally, from the height, location and orientation of the outbuilding and the movements of the sun, it is clear that the outbuilding would not cause a demonstrable harm to the property at no. 82 Romsey Avenue, in terms of excessive overshadowing.

Concerns have also been raised over the excessive height and size of the outbuilding. Officers do not consider the measurements, as set out above, to be visually intrusive or excessive, given the size of the dwelling and its back garden. Furthermore, the neighbouring garden offers clear views towards the south and south east and therefore Officers do not consider the outbuilding to be overbearing, causing a sense of enclosure or the feeling of being hemmed in.

For the reasons given above, Officers consider this application to be in accordance with the local development plan for Fareham and there is no other material consideration to justify refusal.

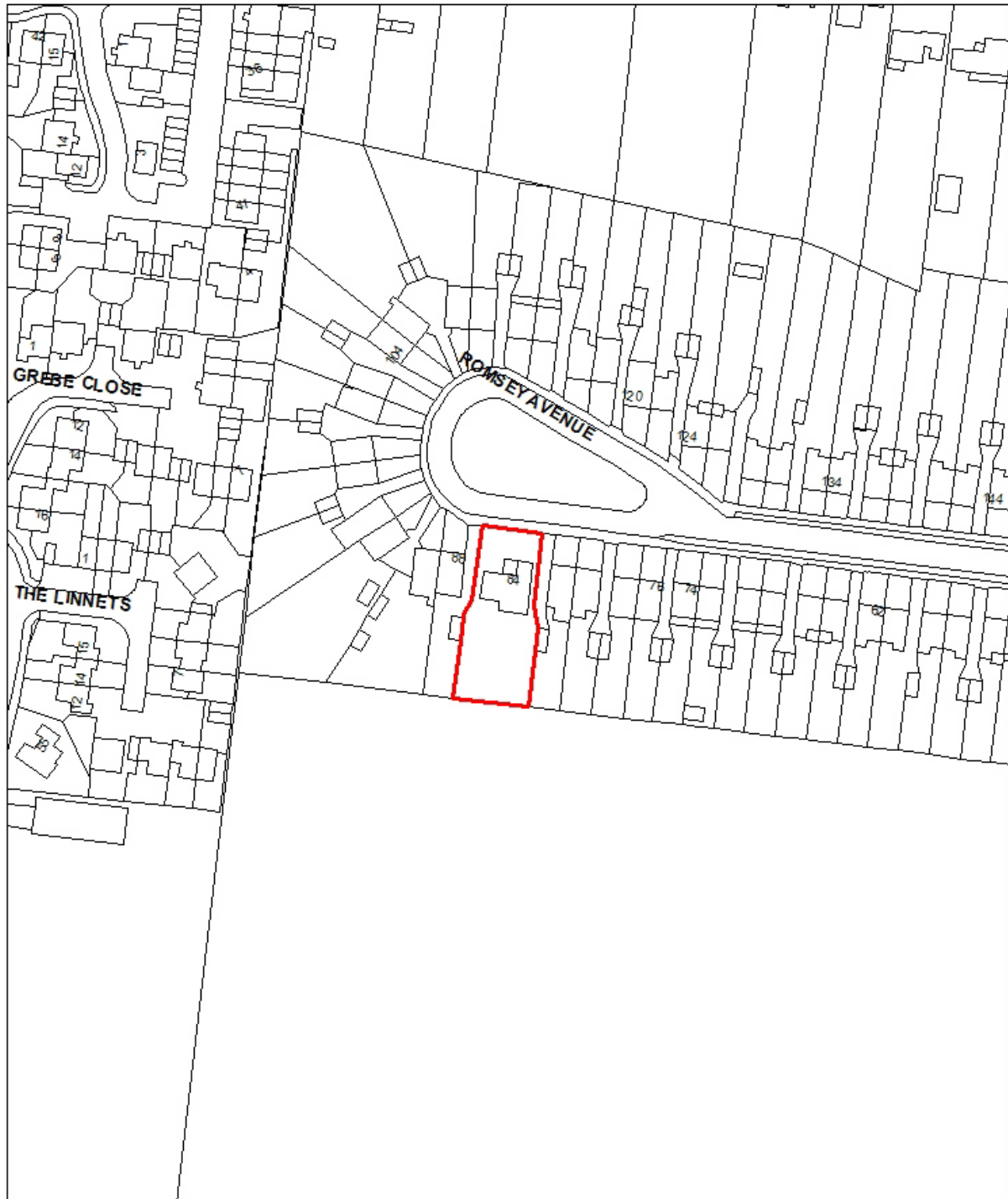
Therefore, conditional permission is recommended.

Recommendation

PERMISSION: in accordance with plans; use ancillary

FAREHAM

BOROUGH COUNCIL



84 Romsey Avenue
Scale 1:1250

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