

**P/14/0488/FP**

**PORTCHESTER WEST**

MR M O'DONNELL

AGENT: WHOLE CONCEPTS

PROPOSED NEW ACCESS WAY, CLOSE BOARDED FENCE AT THE FRONT BOUNDARY AND TIMBER PANEL GATE, HARD SURFACING AREA AT THE FRONT AND A TIMBER FRAMED CAR PORT

18 DOWN END ROAD FAREHAM HAMPSHIRE PO16 8RG

***Report By***

Graham Pretty (Ext. 2526)

***Amendments***

As amended by plans received 4 July 2014.

***Site Description***

No.18 Down End Road is a modern, two storey detached dwelling set 41m back from the highway. A double garage to the front of the dwelling has been converted to accommodation. The site encompasses an area of land to the rear of Nos. 10 and 12 Down End Road. The existing access is located on the north side of the site and also serves Nos.12, 14 and 16 Down End Road.

***Description of Proposal***

The development (as amended) involves the construction of a three bay car port building adjacent to the north boundary with No.20 Down End Road and the relocation of the existing access point to the southern side of the road frontage. The car port is proposed to be constructed of timber with a fully hipped, plain tile roof.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/12/0895/FP**

**ERECTION OF DETACHED DWELLING**

REFUSE

24/12/2012

***Representations***

One letter of objection has been received on the amended plans from the adjacent property

to the north, objecting on the grounds of the loss of light and outlook from a bay window facing the site. The window serves a well used living room. There would appear to be no reason why the car port could not be sited on the opposite side of the site.

### **Consultations**

Director of Planning and Development (Highways) - No objection subject to conditions

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

The key issues in this case are:

- The impact upon the character and Appearance of the Locality
- The impact upon the Amenities of the Adjacent Property
- Highways

The impact upon the character and Appearance of the Locality -

The existing dwelling is set well back from the highway and is therefore not prominent in the street scene. Planning permission was refused on 2013, and dismissed on appeal, for a dwelling fronting Down End Road south of the position of the current access. The land subject of that appeal is now part of the curtilage of No.18. This application is intended to make more efficient use of the enlarged frontage part of the site by providing parking for the dwelling to replace the converted garage. The proposal also makes simplified and secure access for Nos.12, 14 and 16 by providing a straight access behind a recessed electronic gate. The frontage to Downend Road, which is currently open would be enclosed by fencing, 1.2m high. The fence, whilst a new feature, will be set back from the actual carriageway and hard boundary treatments are not uncommon in the street scene with low brick walls opposite the site and a closed board timber fence around a garden at the junction of Downend Road and The Thicket due north of the site. The application drawings indicate that the fence would be set behind a new hedgerow however this hedge appears to be outside of the application site on the highway verge such that this would be outside the control of the applicant.

The new car port, set behind the frontage screening is a low structure, only 2.15m to the eaves with a ridge height of 3.85m. It will sit comfortably in the street scene mirroring an existing garage serving No. 12.

The impact upon the Amenities of the Adjacent Property -

The originally submitted plans were for a four bay car port with gabled side elevations. The location was proposed directly in front of the existing side bay window being the only light to a well used living room to No.20 Down End Road to the north. Following negotiations with the applicant, the amended plans have been submitted which have reduced the scale of the proposed building such that the neighbouring bay window retains a significant portion of its outlook. The eaves of the proposed building are approximately level with the lower sill of the window; the revised size of the car port means that there will continue to be outlook to the south and southeast and outlook to the southwest will be much improved with the roof being hipped to the south and also to the west.

The neighbour maintains that the loss of outlook and light is still significant and objects on these grounds.

Highways -

The layout has been considered from a functional and highway safety perspective and is considered to be acceptable subject to such matters as gradient and visibility being conditioned. However, for the reasons outlined above this objection is not supported.

### Conclusion

It is considered that the revised plans are a significant improvement to the original submission. The harm to the amenity of the neighbour is not felt to be sufficient to recommend refusal.

### ***Recommendation***

PERMISSION:

Development as submitted plans; provision of parking and turning as submitted; car ports to remain as car ports; gradient of drive; visibility splays.

### ***Notes for Information***

Contact Hampshire Highways.

### ***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



18 DOWN END ROAD  
SCALE: 1:1,250

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