

**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)

***Introduction***

This application was deferred at the Committee on 30th July 2014 for the following reason:

"To allow officers sufficient time to negotiate the re-siting of the three bay carport building adjacent to the north boundary with No.20 Down End Road to a position which will reduce its impact upon the neighbouring property to the north, 20 Down End Road. It would be preferred if the car port were moved to the southern side of the site, or if not, it should be moved forward on the site away from the neighbour's window."

***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. Amended plans were received on 12 August 2014 showing the car port moved further forward on the site so that the building as proposed is now clear of the side bay window to No.20 to the north.

***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***

Neighbours were reconsulted on the amended plans and no further representations have been received.

The following representations were received on the previous plans:

One letter of objection:

- 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.

One letter of support:

- land bordering the road is currently an eyesore and is overgrown
- plans are sympathetic to neighbourint properties
- provision of safer access
- improvement to streetscene
- increased security and privacy

## ***Consultations***

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

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

The principles of this application were considered at the Committee meeting on 30th July 2014. As a result of concern regarding the impact of the proposed car port building upon the light and outlook to the existing side bay window in No.20 Down End Road to the north Members resolved that the decision should be deferred to allow officers to seek amended plans in accordance with the Minute from Committee set out in the introduction above.

The applicants do not wish to consider the relocation of the building to the south side of the site but have submitted amended plans moving it further forward on the site by approx.1.9m such that the building is now shown clear of the window by approx. 0.5m. The applicants have advised that their objectives for the development are:

- 1 - Move driveway and access from road to south side of plot to allow for a wider driveway (5 m rather than 3 m), to improve safety as the current drive is less than 20 m away from a blind corner on a busy road and to reduce the possibility of damage to the boundary fence.
- 2 - Create additional parking spaces for residents of Nos 12, 14 & 16 Down End Road.
- 3 - Improve the outlook of the plot for the residents and the surrounding houses.

They consider that these aims are best acheived by the layout previously considered by the Committee but are not achieved by the relocation of the building to the south side of the site where the additional manoeuvring areas required if the relocation of the access is to be

achieved would result in fewer car parking spaces with none being available for the residents of Nos 12, 14 and 16. The latest revision as outlined above would take the turning area much further from the existing dwelling and would result in only 3 car spaces for the neighbouring properties as opposed to 4. Nonetheless these plans are submitted for Committee consideration.

Officers previously recommended that permission should be granted but it is considered that the revised plans better secure the amenities of the neighbouring residents of No.20. No further representations have been received. Given the increase in separation as a result of the amended plans the recommendation to the Committee remains that permission be granted.

**RECOMMENDATION:**

**PERMISSION** subject to conditions:

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***

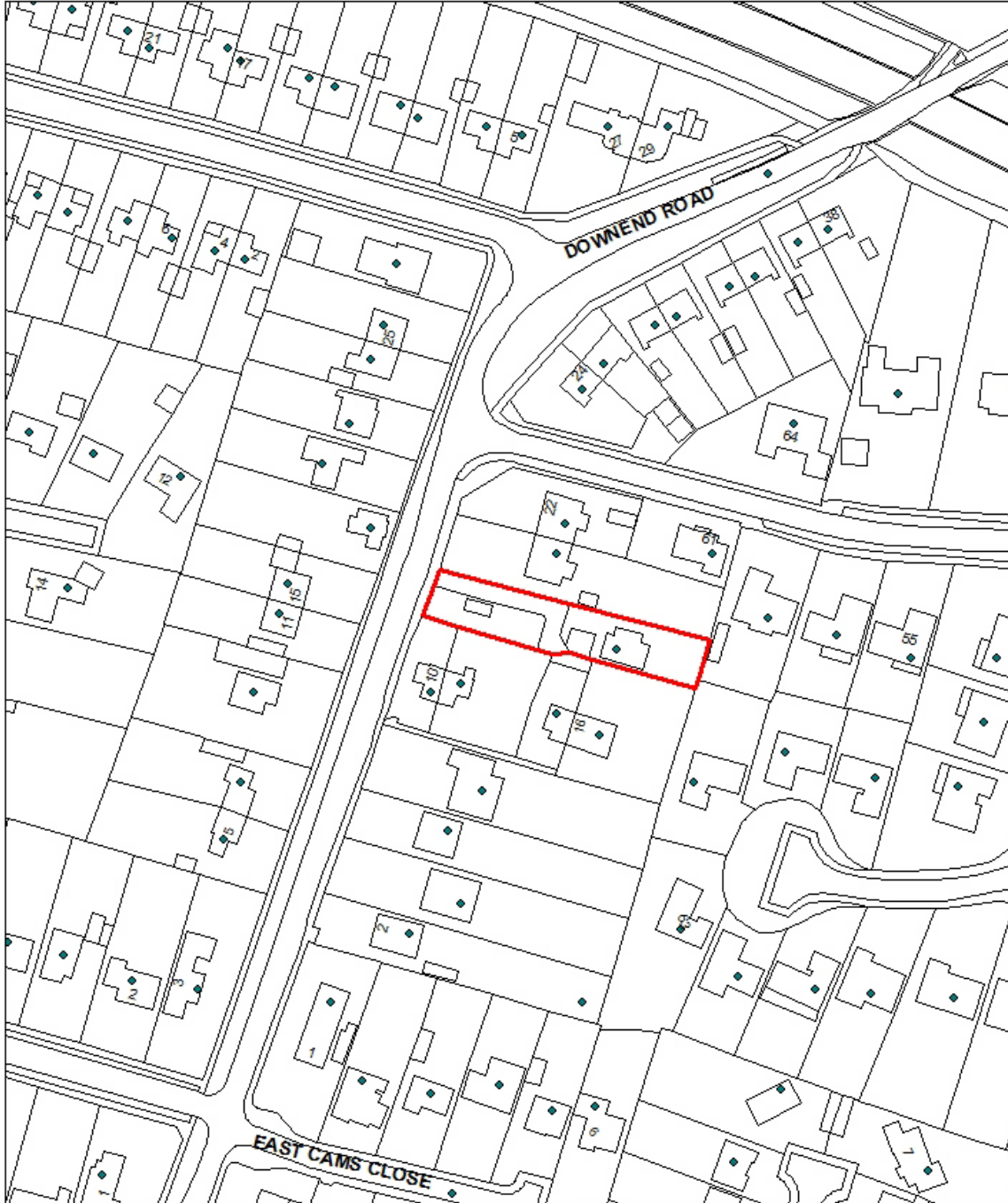
Contact Hampshire Highways

***Background Papers***

P/14/0488/FP

# FAREHAM

## BOROUGH COUNCIL



18 DOWN END ROAD  
SCALE: 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014

