

**P/14/0957/FP**

**FAREHAM NORTH**

MR GARY GRUNDY

AGENT: MR GARY GRUNDY

RETENTION OF DETACHED BUILDING WITHIN THE REAR GARDEN

1 MURRAY CLOSE FAREHAM PO15 5BA

***Report By***

Emma Marks - Direct dial 01329 824756

***Site Description***

This application relates to a detached dwelling situated on the north-west side of Murray Close which is to the north-east of Gudge Heath Lane.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for the retention of a detached building sited within the rear garden of the property which measures 5.6 metres in depth, 8.15 metres in width with a mono pitched roof that has a maximum height of 2.85 metres lowering down to 2.7 metres at the rear.

***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

***Representations***

One letter of representation has been received raising the following comments:-

- Impact on outlook and quality of the rear aspect of property
- The shed is huge and has been clad with UPVC beige plastic
- It is raised 2 feet above fence and is in touching distance from fence border
- It can be seen from three of the four bedrooms in property and it dominates the scene
- It is an ugly structure and does not blend into the community
- Light pollution caused by two bright lights that are permanently on the front of the shed
- Impact on re-sale value
- The building is there and has an impact on family's life

***Planning Considerations - Key Issues***

The building is located at the bottom of the rear garden and is set at least 1.4m off the party boundary. The building has been designed with a mono pitched roof with a maximum height of 2.85 metres lowering down to 2.7 metres.

There are several rear gardens that abut the south-west boundary of the site. The

properties to the south-west are at a higher level than the application site and have rear gardens of approximately 23 metres deep. The representation received has raised the concern that the shed has had an impact on the outlook from their property and garden. Officers are of the view that as there is a change in the land levels, the modest height of the building and the distances achieved, the structure does not result in a detrimental impact to the neighbouring properties in terms of light or outlook.

Concern has been raised that the building does not blend in with the surrounding area. The materials used on the shed do not match the main house. However, due to its back garden location officers are of the view that the building does not have an adverse impact on the street scene or the character of the area. The materials which have been used are not considered inappropriate for a back garden location.

The potential effect on the value of neighbouring properties is not a matter which can be taken into account in deciding planning applications. In terms of the impact from lighting, the applicant advises that the lights are very low output and following the neighbours comments are not now left on overnight.

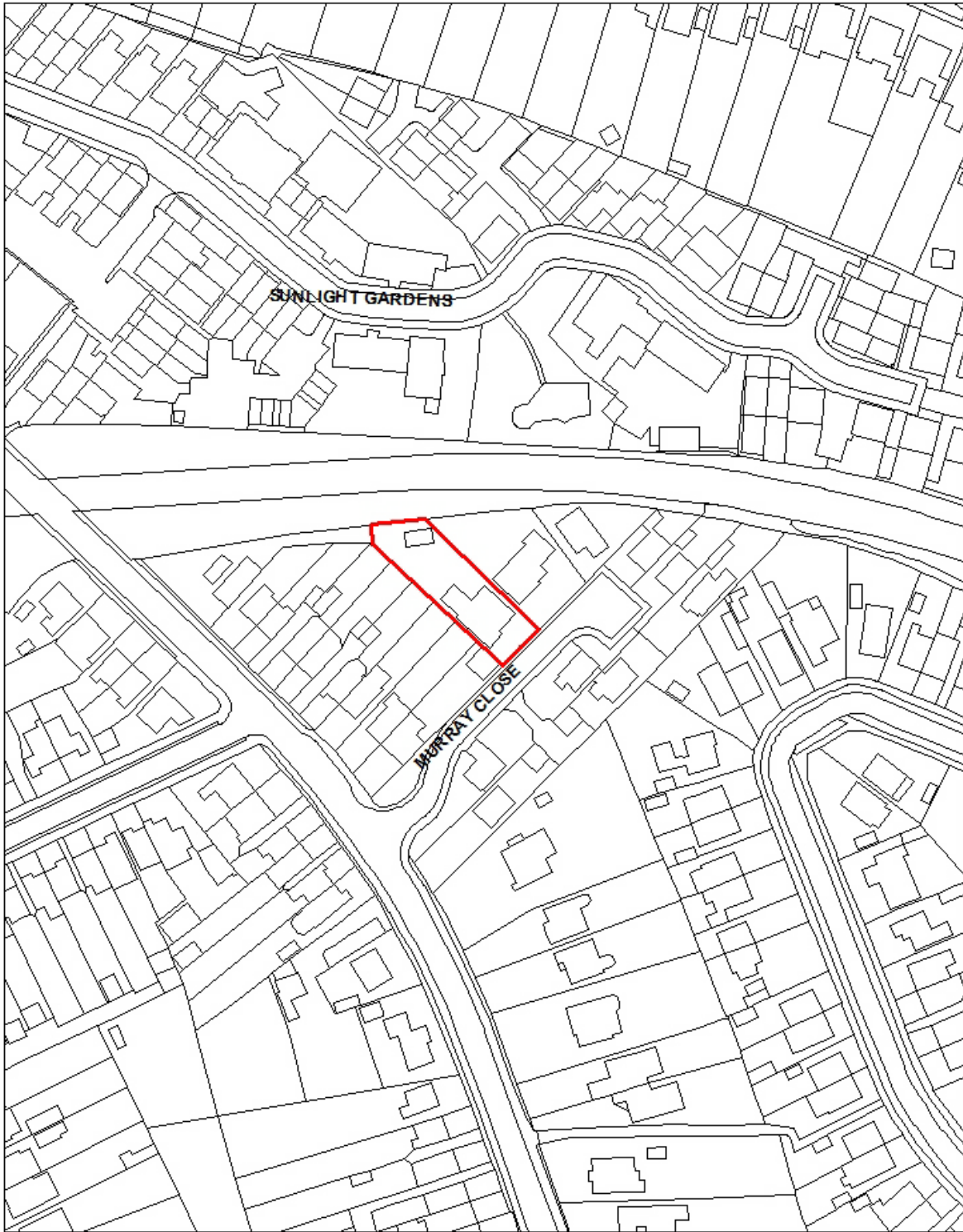
Notwithstanding the objections received, the shed is considered to be acceptable and accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

***Recommendation***

PERMISSION - Use incidental to main dwelling house

# FAREHAM

BOROUGH COUNCIL



1 Murray Close  
Scale 1:1,250



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