

P/14/0996/FP [O]

FAREHAM NORTH

MS WENDY VECK

AGENT: MR VIC THORNE

DOUBLE CAR PORT (BARN STYLE) TO FRONT ELEVATION

31 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7EP

Report By

Arleta Miszewska - Direct Dial 01329 824666

Site Description

This application relates to a modern two storey end-of terrace dwelling located off Funtley Hill, behind the Church of St Francis, which is a grade II Listed Building.

Description of Proposal

Planning permission is sought to erect a car port at the front of the property.

Following Officers visit to the adjacent property and the objection letter received from this property, the maximum height of the roof has been lowered from 3.4 metres to 3 metres.

The materials used in the construction of the car port would consist of:

- tarmacadam hardstanding,
- green oak timber posts, beams and rafters,
- cedar timber shingle tiles.

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

DSP6 - Protecting and Enhancing the Historic Environment

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/12/0658/FP

ERECTION OF A TERRACE OF THREE NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED ACCESS AND PARKING

APPROVE 25/10/2012

P/10/0403/OA

FOR H.J.C. BAILY TRUST & ST PETER & PCC ST PAUL CHURCH FAREHAM

ERECTION OF THREE TWO-STOREY DWELLINGS WITH

**ASSOCIATED PARKING, NEW ACCESS AND ALTERATIONS TO
EXISTING ACCESS TO CHURCH WITH NEW PARKING AREA
(OUTLINE APPLICATION)**

OUTLINE PERM 01/07/2010

Representations

Two representations have been received. A letter from the adjacent church raising no objection, subject to no harm to the nearby tree covered by TPO, and a letter of objection from 33 Funtley Hill raising the following concerns:

- the proposal will dominate, overlook, overshadow and will result in the loss of light to the neighbouring property, and in particular a sitting room,
- the structure is not a pleasant to look at,
- the proposal would spoil the character and appearance of the row of the terrace houses,
- the proposal would impact on the character and setting of the listed building.

Consultations

Director of Planning and Development (Conservation) - no objection.

Director of Planning and Development (Arborist) - There are no arboricultural grounds for refusal and I therefore raise no objections to the proposed barn style double car port - subject to the provision of an Arboricultural Method Statement for the excavation of the foundations and existing surfacing in relation to existing tree roots.

Planning Considerations - Key Issues

Impact on the residential amenities of adjacent neighbours

The proposed car port would be located to the south of the adjacent property at no. 33 Funtley Hill which is situated on a lower level than the application site. The car port would be located in a direct view from the property's dining room window, which is the sole window of that room. The view from this room is already reduced by the existing timber fencing running along the side boundary of the property. The impacts of the car port on the light to and outlook from this window have been assessed on site. Following this, Officers requested a reduction in the height of the roof. The amended scheme now comprises of a car port with a hipped roof with a pitch at 3.0 metres above ground level; eaves height at 2.0 metres above ground level and sited approximately 4.5 metres away at its nearest point. Officers consider that this height and shape of the roof, together with the separation distance between the car port and the window, would not result in such loss of outlook that planning permission should be refused.

In terms of loss of light, the car port would be located to the south of the window. The sun, when moving around the site, would be at its highest when passing the car port. Therefore, the proposal would not result in an unacceptable loss of sunlight to the dining room.

For the reasons given above, Officers conclude that the proposal would not cause detriment to the adjacent property in terms of harmful loss of light or outlook.

Impact on the character and setting of the listed building

The Council's Conservation Officer assessed the impacts of the car port on the setting and character of the listed building and concluded that due to the limited size and height of the car port, its positioning sufficiently away from the Church and the sympathetic selection of

construction materials, the proposed development would not harm the listed building or its setting or any features of special architectural or historic interest which it possesses.

For the reasons set out above, this proposal is recommended for approval.

Recommendation

PERMISSION subject to conditions: Development within 3 years, development in accordance with approved plans, arboricultural method statement

FAREHAM

BOROUGH COUNCIL



31 FUNTLEY HILL
SCALE: 1:1,250

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