

Application Number: 21/10443 Full Planning Permission

Site: 7 IVOR CLOSE, HOLBURY, FAWLEY SO45 2NY

Development: Garage in rear of garden (Retrospective)

Applicant: Mr. Brown

Agent: Dipl-Ing. Arch

Target Date: 10/06/2021

Case Officer: Julie Parry

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on the local character and appearance in terms of scale and design
- 3) Impact on neighbour amenity in terms of outlook, loss of light and privacy

This application is to be considered by Committee because an objection has been received from the Parish Council.

2 SITE DESCRIPTION

The property is a detached bungalow positioned towards the end of a cul-de-sac of similar dwellings within the built up area of Holbury. To the side of the property is a detached garage with a dual pitched roof which is consistent with neighbouring outbuildings. Within the rear garden a detached garage is being constructed which is the subject of this application. The generous rear garden is enclosed with high fences and a row of fir trees on the rear boundary. Beyond the rear of the site is the large retail unit, Co-Op on Long Lane, which is visible from Ivor Close.

3 PROPOSED DEVELOPMENT

The planning application seeks permission for a detached garage within the rear garden which has commenced on site. The garage which would have a flat roof design would be finished in green corrugated sheeting with roller shutter doors.

4 PLANNING HISTORY

No relevant history

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: recommend refusal - Due to the size of the garage the Council considers this proposal to be oversized for the area.

7 COUNCILLOR COMMENTS

None received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 7

Comment: 1

Against: 1

Six letters of support have been received from neighbours within Ivor Close at numbers 5, 6, 8, 10, 11, 12 and 17 who have no concerns and would rather the cars were in a building to the rear and not on the drive.

One letter of comment from the neighbour at 13 Ivor Close who are not opposing the garage as it would not affect them.

One letter of objection from Mr Coyston as the neighbour at number 14 in respect of the scale and design of the garage which he states would have the appearance of a commercial workshop. This would be out of keeping and spoil the street scene. Also concerned that the garage would be used as a commercial workshop for the repair of vehicles which would cause noise and increased parking.

The applicant has written in response to the objections and has confirmed that the garage would be for his own personal use to repair vehicles.

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 of the Local Plan requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality. Whilst the principle of the development is considered to be acceptable, this needs to be balanced with policy criteria and the relevant material considerations, involving an assessment of the impact on the character and appearance of the area, residential amenity and highways matters.

Design, site layout and impact on local character and appearance of area

The garage is currently being constructed with a metal frame and will be finished in corrugated sheeting with a flat roof design. The size of the garage would be 6.8 metres by 7.4 metres and have an overall height of just over 3.2 metres.

The neighbour at 14 Ivor Close, Mr Coyston, and the Parish Council have objected to the garage because of its size and design. Mr Coyston also considers the garage to have the appearance of a commercial workshop. The garage is being built within the generous rear garden and positioned behind the existing garage. It is accepted that the resulting building would have a more industrial appearance, given the materials being used, however it would be significantly set back from the road and partly hidden by the existing built form. Furthermore the fall back position is taken into consideration in that if it was moved further away from the boundaries by 50 cm, to 2 metres, it would comply with Permitted Development.

Landscape impact and trees

There are no protected trees on the site. The trees within the rear garden are mostly firs which have been cut down to form a hedge on the rear boundary. The garage would be set away from these trees therefore the development would not be harmful to the retention of the current vegetation on the site.

Residential amenity

The neighbour which is closest to the garage, number 6, is built up close to the shared boundary which is defined with a high fence, this neighbour has an outbuilding within the rear garden close to this boundary. The garage would be positioned to the north of this neighbour's rear elevation and whilst it would be partly visible from their garden given that it is set away from the boundary by 1.5 metres and have a relatively low overall height it would not be visually intrusive on their outlook. Given the orientation there would be no loss of light. This neighbour has written in support of the application.

Use of the garage

The applicant has confirmed that he intends to use the garage for the storage and repair of his own vehicles and it will not be a commercial garage. Given the size of the garage and its position within the rear garden there is no reason to believe that it would not be used for purposes incidental or ancillary as part and parcel of the main residential use of the site. To use the garage as a commercial business would require planning permission for change of use in its own right. Given that the use of the outbuilding is for personal use there would be no parking or noise concerns.

11 CONCLUSION

The resulting garage would be of a scale which would be acceptable within the rear garden and given its position would have a limited impact on the street scene and neighbour amenity.

Therefore the application is recommended for approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

07-01 Block plan received 15th April 2021

07-02 Elevation plan received 8th April 2021

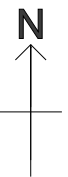
07-03 Location plan and floor plan received 8th April 2021

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

June 2021

7 IVOR CLOSE,
HOLBURY, FAWLEY
SO45 2NY
21/10443

Scale 1:1250

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the internet, it will not be to
scale.

