

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Chris Jones
Application No.	23/00074/FULPP
Date Valid	31st January 2023
Expiry date of consultations	22nd February 2023
Proposal	Installation of a 10m2 Arctic Bar Cabin in rear garden
Address	20 Cabrol Road Farnborough Hampshire GU14 8NY
Ward	Empress
Applicant	<div></div>
Agent	N/A
Recommendation	Permission Granted

Description

The application property is a semi-detached two-storey dwellinghouse, located at the south-eastern end of Cabrol Road. It is adjoined by Queen Elizabeth Park to the south and east and the Prospect Road allotments to the southwest. The property has been extended at two-stories to the side, approved under planning reference 92/00475/FUL in December 1992 and at single storey extension to the rear, 19/00557/REXPDP refers.

The proposal is to erect a timber outbuilding at the southern end of the garden, which includes an integral barbeque unit, with a flue projecting above the highest part of the roof. This would require the repositioning of two existing sheds, although this would not require planning permission. The building would be of a rustic design with a footprint that may be best described as hexagonal but with a rectangular section added on one side. The roof would be steeply pitched with a substantial overhang. The maximum dimensions of the structure, to the edges of the roof would be 3.9m across the width and 5.6m across the length. The highest part of the roof would be 3.4m above ground level, with the top of the cone that would be positioned above the flue projecting a little above this. There would be a lower roof ridge over the rectangular section, which would have a height of 2.8m above ground level. The building would be 1.4m high at the eaves. The structure requires planning permission because it is located within 2m of the boundary of the property and its maximum height exceeds 2.5m.

The application is being referred to the Development Management Committee because one

of the applicants is a Council employee.

Consultee Responses

Environmental Health No Environmental Health objection.

SLP Project No comment to make.

Neighbours notified

In addition to posting a site notice., a letter of notification was sent to No,18 Cabrol Road, the only residential property that directly adjoins the application property.

Neighbour comments

No comments received.

Policy and determining issues

The site is located within the Defined Urban Area as shown on the Policies Map of the Rushmoor Local Plan. Policy DE1 of the Rushmoor Local Plan and the Council's Home Improvements and Extensions Supplementary Planning Document are relevant.

The main determining issues are considered to be the impact of the proposal on the character and amenity of the area, impact upon the outlook and amenity of the occupants of the adjoining property, highway safety and matters relating to the new Southampton to London Pipeline that is being constructed by Esso on the land to the south of the application property.

Commentary

1. Impact upon the Character and Amenity of the Area –

The proposed outbuilding would be located to the rear of the dwelling and would not be visible from Cabrol Road. The area of Queen Elizabeth Park to the east of the site is currently inaccessible to members of the public as the area is being used by Esso as a compound for the pipeline replacement work. Once the pipeline works are complete and the compound has been removed, it is considered that the proposed outbuilding would have little impact upon the visual amenity of the park, due to the existing boundary fencing and the trees that are to be retained in the park.

2. Impact upon neighbours-

While the proposed outbuilding would be located relatively close to the only residential property that directly adjoins the site, the building would be oriented such that the lower part of the roof would be located adjacent to the boundary. As the structure would be located at the bottom of the garden, it is considered that there would be no material and adverse impact upon the light, outlook and amenity of the occupants of this property, in terms of the built structure. As the structure would incorporate an integral barbecue unit, it was considered

appropriate to consult Environmental Health on this proposal. In response, Environmental Health have commented that the height of proposed discharge point appears to be greater than 3.4m and the cabin is to be located at the end of the garden some 10m from the neighbouring property, which should be sufficient to ensure adequate dispersal. The applicants are strongly advised to only use approved fuels to minimise emissions, and fit a carbon monoxide monitor. The prevailing winds are south-westerly so the risk of impact on the immediate neighbour is reduced. Any emissions will likely be carried away over the neighbouring car park/non-residential land. No objection is therefore raised. It is therefore considered that the proposal is unlikely to materially and adversely affect residential amenity as a result of the use of the barbecue, which is an integral feature of the proposed building.

3. Highway Safety-

The proposed building would not affect any off-road parking spaces and there would be no highway safety implications.

4. Impact upon Esso Pipeline-

The Esso Petroleum Company, Limited (Esso) had its application for a Development Consent Order (DCO) for the Southampton to London Pipeline (SLP) project approved by the Secretary of State on the 7 October 2020, and this is being constructed on land adjoining the site. The Secretary of State for the Ministry of Housing, Communities & Local Government issued a safeguarding direction to the relevant local authorities along the replacement pipeline route on 10 June 2019. The direction requires a local planning authority to consult Esso on the application, and not grant planning permission on the application otherwise than to give effect to any recommendation made by Esso unless the application is first referred to the Secretary of State. Esso were consulted and responded that this is an exempt application under the Safeguarding Direction 2019 because the planning application land does not fall within the order limits of the application for development consent made by Esso. Therefore, Esso offered no comment on this planning application.

Conclusions -

It is concluded that the proposed outbuilding will not materially and adversely affect the character and amenity of the area or the outlook and amenity of the adjoining residents. The proposals have no implications for highway safety or the new Southampton to London Pipeline being constructed on the adjacent land. The proposals accord with Policy DE1 of the Rushmoor Local Plan and the guidance on outbuildings given in the adopted Home Improvements and Extensions SPD.

FULL RECOMMENDATION

It is recommended that permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

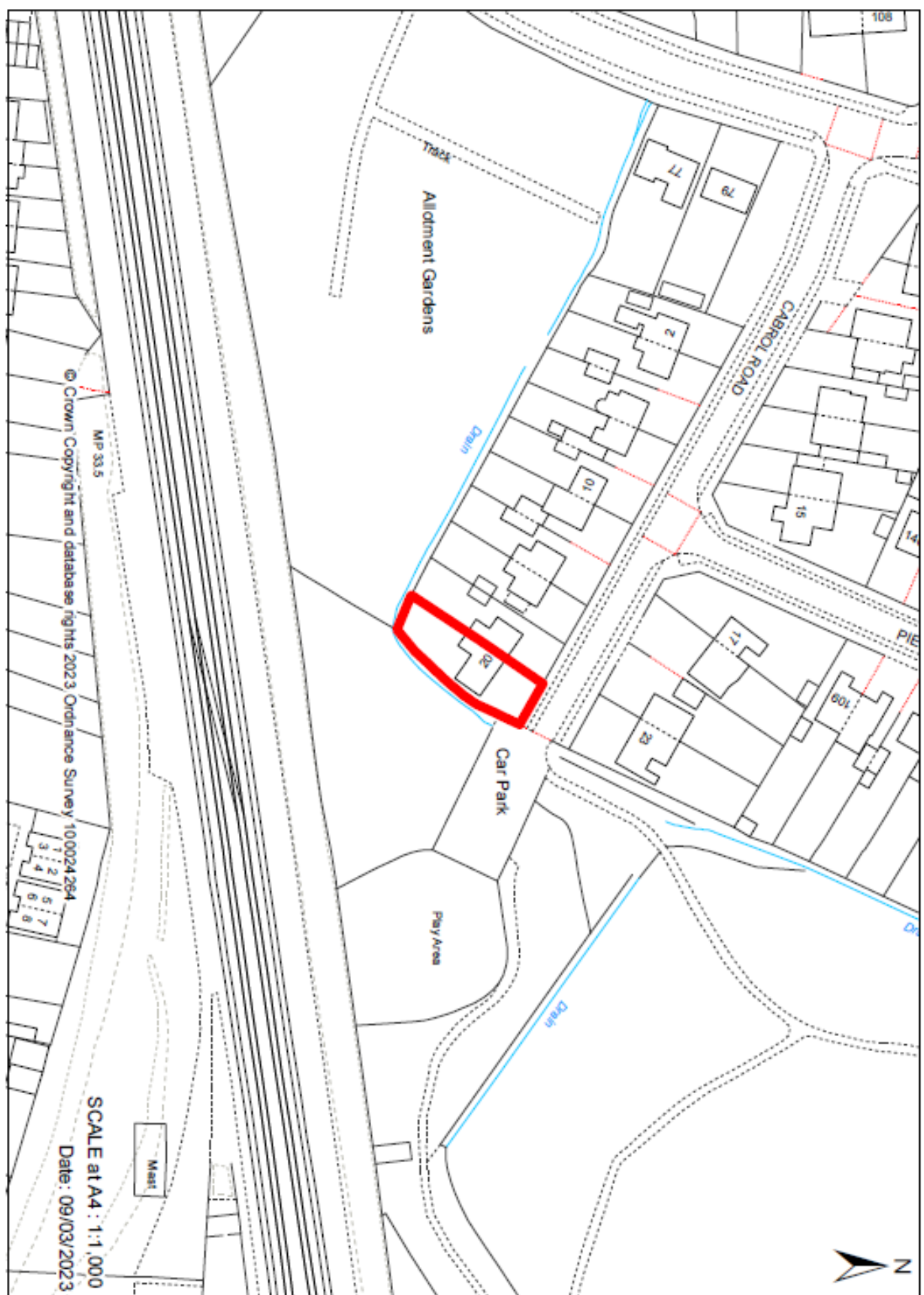
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: A 01, A 02, A 03, A 04. A05, and unnumbered site location and block plans.

Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

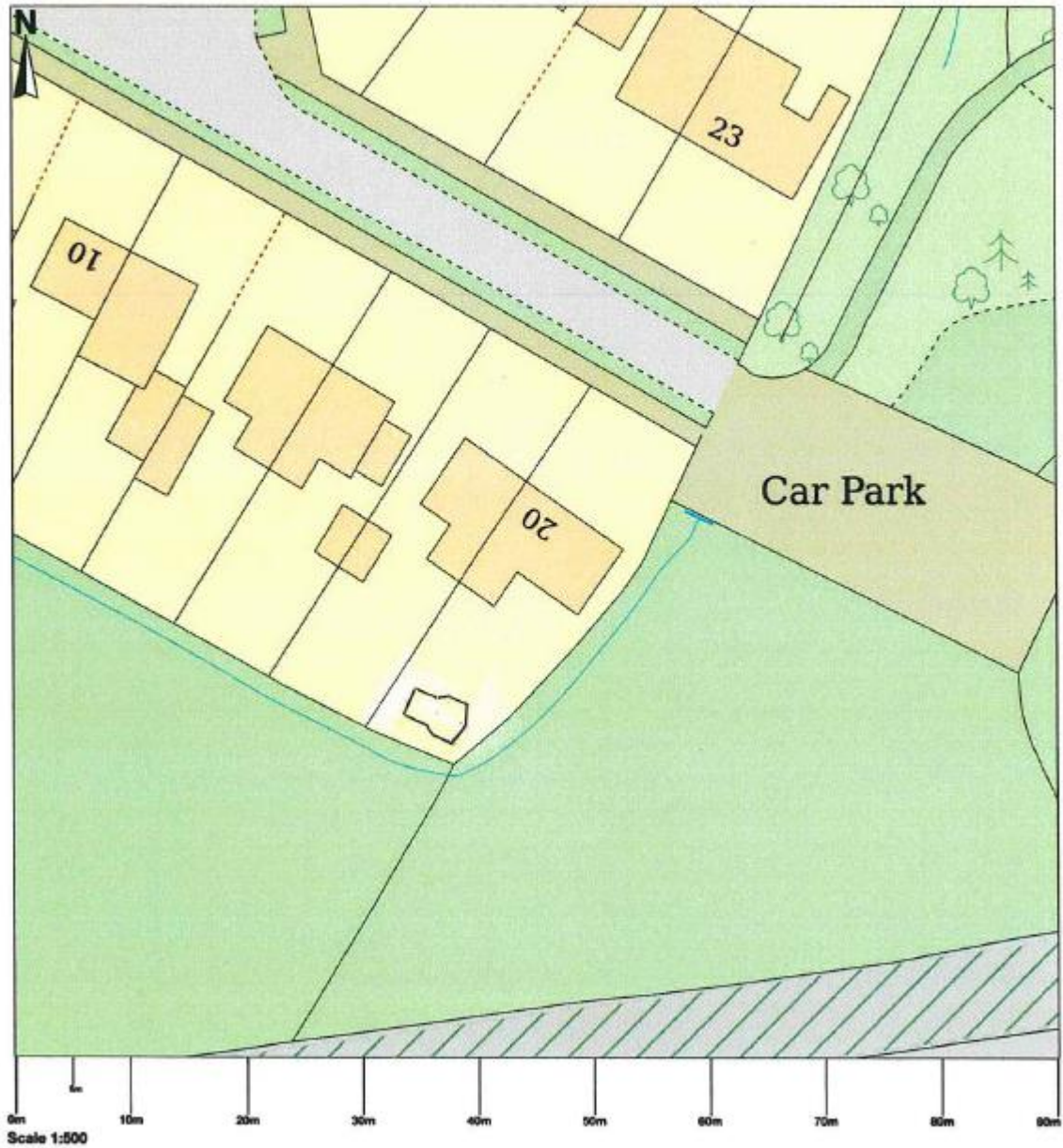
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 The Council has granted permission because it is considered that the proposed outbuilding will not materially and adversely affect the character and amenity of the area or the outlook and amenity of the adjoining residents. The proposals have no implications for highway safety or the new Southampton to London Pipeline being constructed on the adjacent land. The proposals accord with Policy DE1 of the Rushmoor Local Plan and the guidance on outbuildings given in the adopted Home Improvements and Extensions SPD. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 The applicants are strongly advised to only use approved fuels to minimise emissions, and fit a carbon monoxide monitor. Please contact Environmental Health for further advice.
- 4 In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Protection Team at Scotland Gas Networks Plc plantlocation@sgn.co.uk Tel: 0800 912 1722





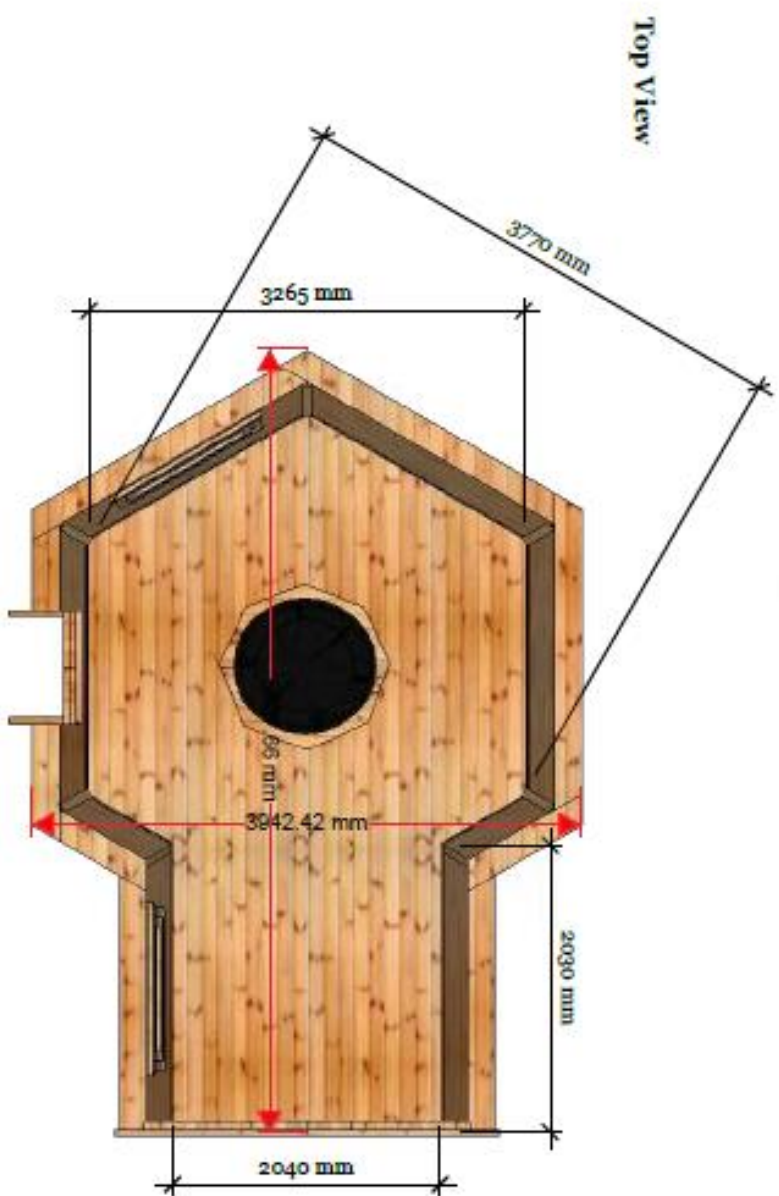
**UK
Planning
Maps**

20 Cabrol Road, Farnborough, GU14 8NY



© Crown copyright and database rights 2023 OS 100054135. Map area bounded by: 486413,155995
486503,156085. Produced on 23 January 2023 from the OS National Geographic Database. Supplied by
UKPlanningMaps.com. Unique plan reference: b90c/uk/898245/1212447





Top View

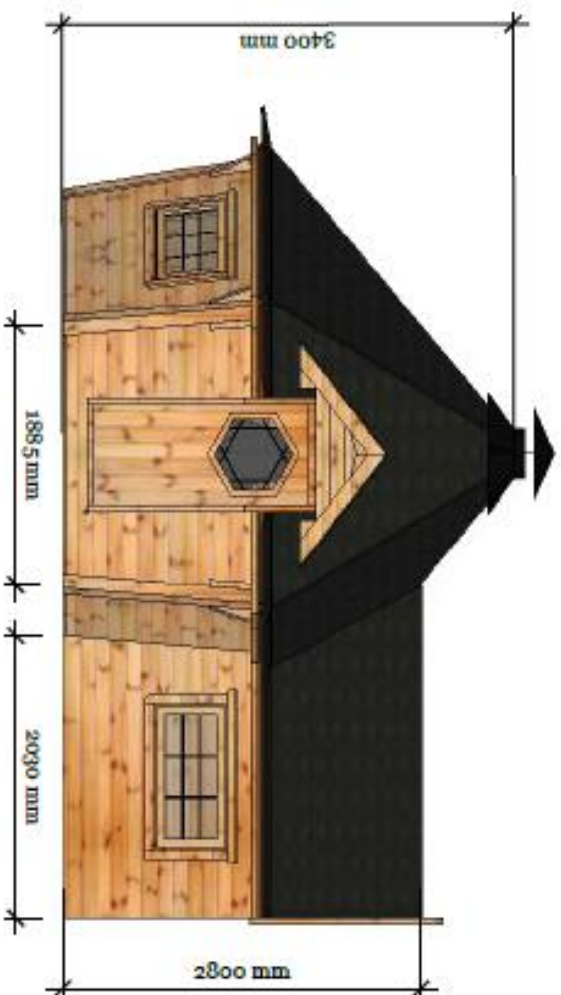


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Front View



Front & Left View



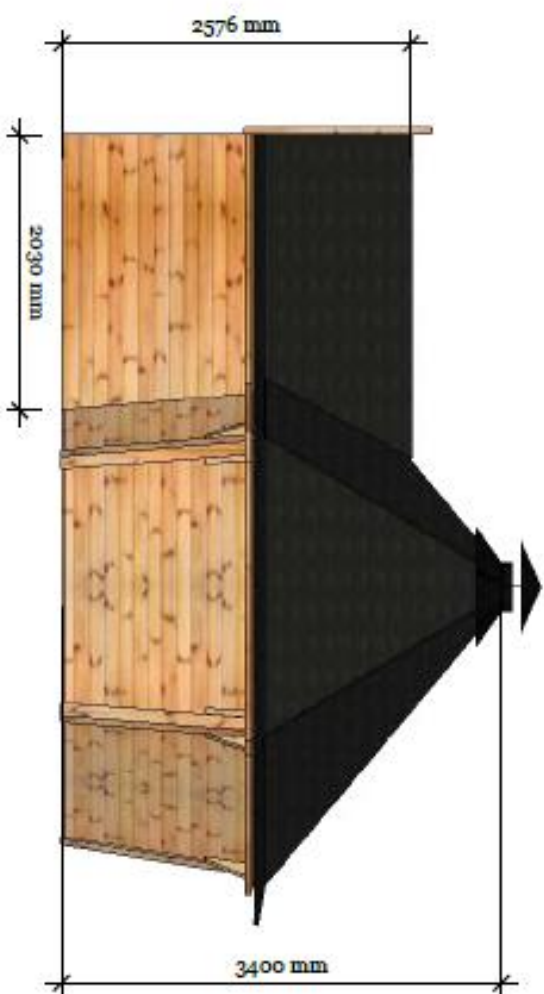
10m² 2m Arctic Bar Cabin

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Back View

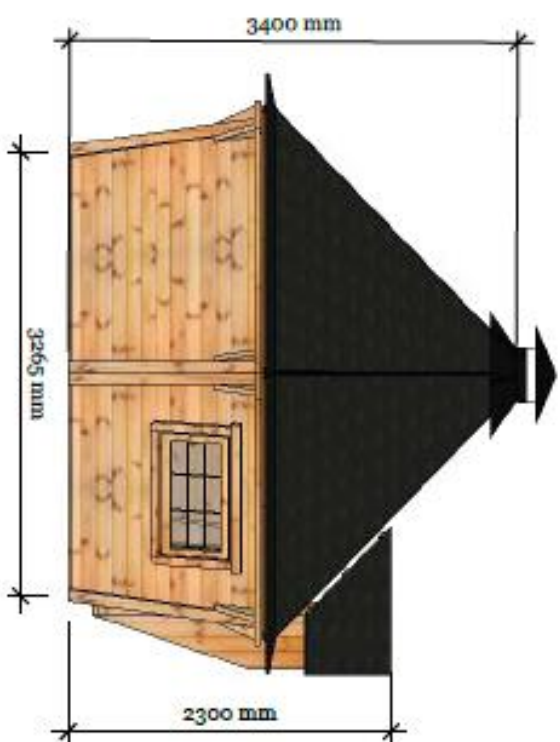


Front & Left View



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Left View

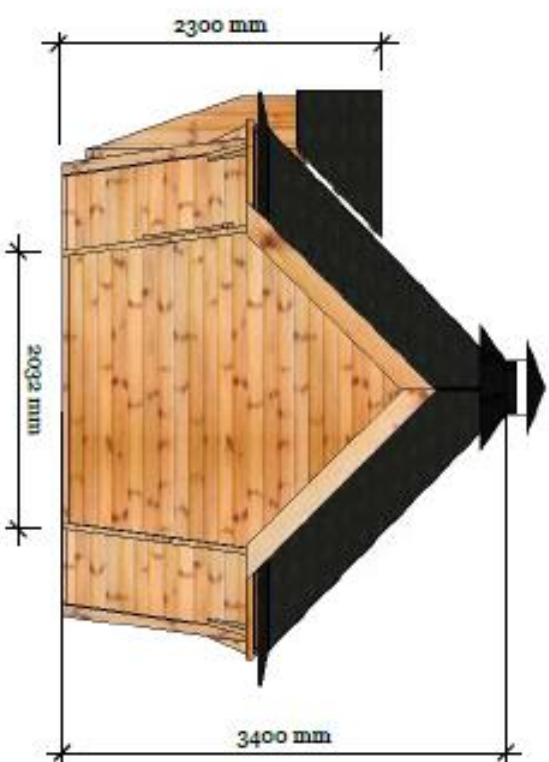


Front & Left View



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Right View



Front & Left View



10m² 2m Arctic Bar Cabin

Scale 1mm:50mm
When printed at A4



10m² 2m Arctic Bar Cabin



July 6, 2022