GRK Architecture

Front Garage Precedent Study

Garages and outbuildings forward of the building line along West Street and Portchester Road (A27)

Site Address:	**166 West Street, Portchester, Fareham, PO16 9XF**
Application:	**Householder application for a detached garage**
Prepared for:	**Fareham Borough Council**
Date:	**October 2026 (revised November 2026)**

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1 Purpose of this document

This document accompanies the householder application for a detached single-storey garage in the front garden of 166 West Street and should be read with the Design, Access and Planning Statement. It was first prepared in October 2026, after the case officer for P/26/0950/FP asked for the larger front garage then proposed to be removed from that application. The Fareham Design Guidance SPD states that garages or other buildings in front gardens will normally only be allowed in streets where others are already found, and where front gardens are large enough to accommodate them. The Council's feedback noted that there are no free-standing garages or carports within the immediate area of the site.

This document records a number of nearby properties on the same route, West Street continuing west as Portchester Road (both part of the A27), where detached garages and outbuildings have been built forward of the main building line, in several cases directly on or behind the front boundary. All examples are within approximately one mile of the site, with the nearest group around 0.6 miles away.

Each example is labelled with its address on the image and in the caption, and cross-referenced in the summary table in Section 2. Imagery is taken from Google Maps and Google Street View.

2 Proximity to 166 West Street

The table below lists each example in order of distance from the site. Walking distances to 82 and 18 Portchester Road were measured using Google Maps (Figures 1 and 2); the remaining examples lie on the same route between these two points.

Ref	Property	Distance from 166 West Street	Garage / outbuilding position	Figures
A	**73 Portchester Road**	c. 0.6 mile	Large detached garage directly behind the front boundary wall, well forward of the house	3, 4
B	**80 Portchester Road**	c. 0.6 mile	Detached garage on the front boundary beside the bus stop, forward of the house	3, 5
C	**82 Portchester Road**	0.6 mile (measured)	Detached garage on the front boundary behind gated brick walls, forward of the house	3, 6
D	**49 Portchester Road**	0.6 to 1.0 mile	Garage close to the front boundary, screened by a boundary wall and hedge	7, 8
E	**58A, 64, 66, 68, 70, 72 and 74 Portchester Road**	0.6 to 1.0 mile	Run of garages and outbuildings in front gardens, forward of the dwellings	9
F	**18 and 20 Portchester Road**	1.0 mile (measured)	Two large detached garages in front gardens close to the highway; No. 18 approved 2023	10 to 12

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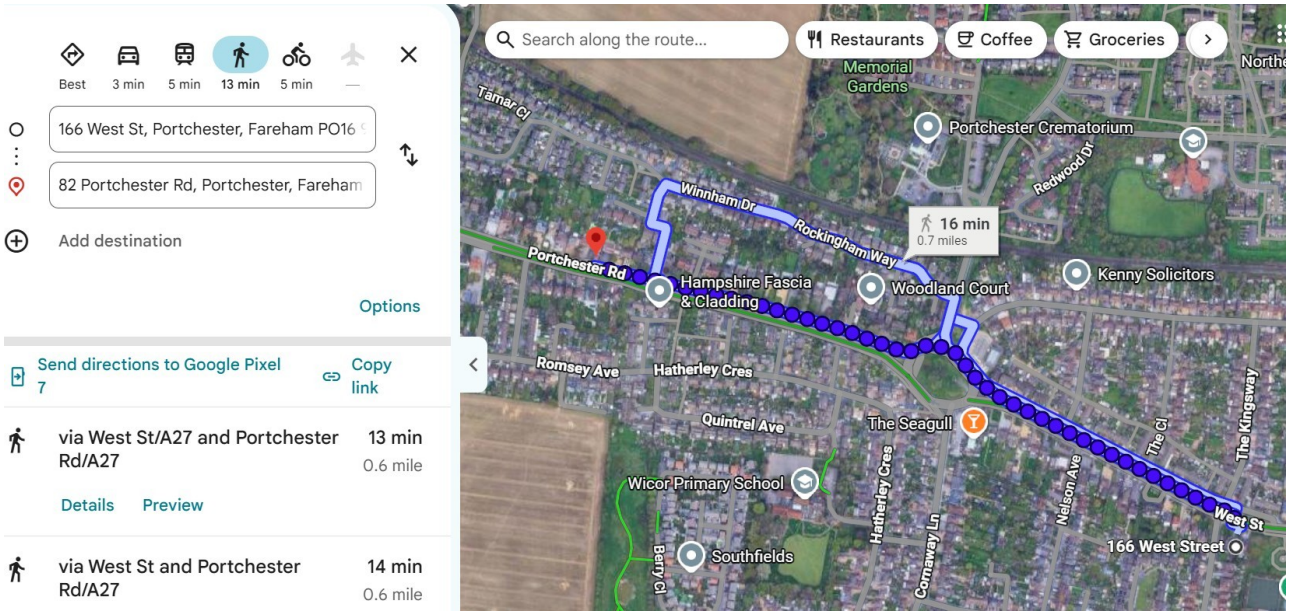


Figure 1 **166 West Street to 82 Portchester Road.** Walking route of 0.6 mile (approximately 13 minutes) via West Street and Portchester Road (A27). Examples A, B and C are grouped at this point. *Source: Google Maps.*

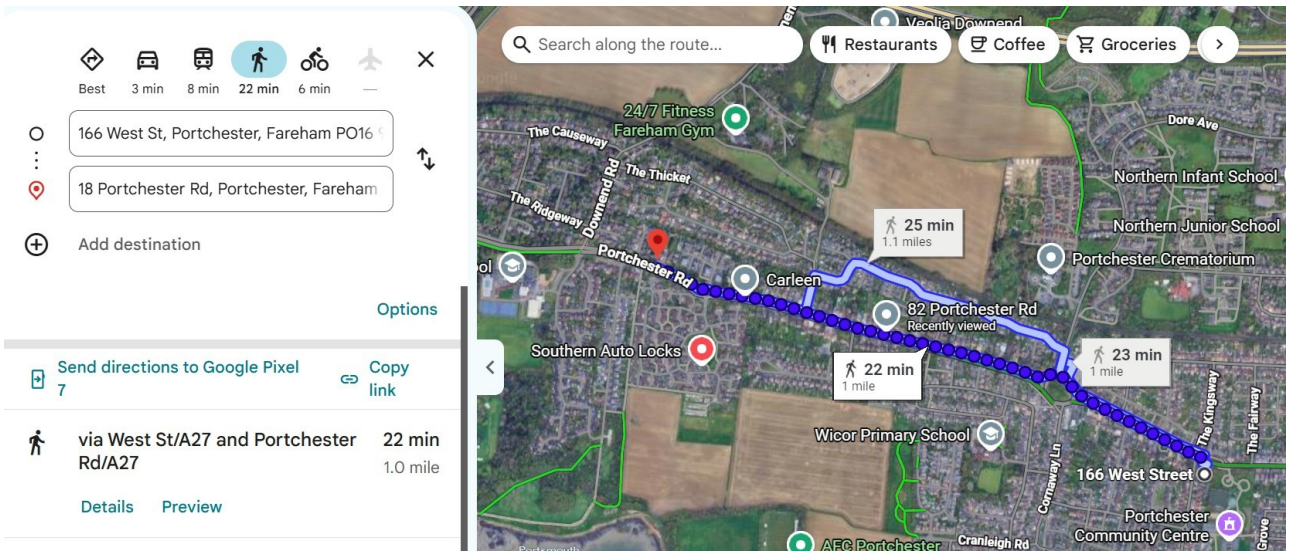


Figure 2 **166 West Street to 18 Portchester Road.** Walking route of 1.0 mile (approximately 22 minutes) along the A27. All examples in this document lie on this route. *Source: Google Maps.*

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3 Precedent examples

3.1 73, 80 and 82 Portchester Road

Three neighbouring properties, approximately 0.6 mile from the site, each with a detached garage positioned in the front garden on or close to the front boundary, well forward of the dwelling.



Figure 3 73, 80 and 82 Portchester Road, aerial view. Detached garages (circled) sit forward of each dwelling, close to the front boundary and highway. *Source: Google Maps.*



Figure 4 73 Portchester Road. Large detached garage set directly behind the front boundary wall, well forward of the house. *Source: Google Street View.*

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Figure 5 **80 Portchester Road.** Detached garage on the front boundary, immediately beside the bus stop and forward of the house. *Source: Google Street View.*



Figure 6 **82 Portchester Road.** Detached garage on the front boundary behind gated brick walls, forward of the house. *Source: Google Street View.*

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3.2 49 Portchester Road

A garage positioned close to the front boundary and screened by a boundary wall and established hedge. This is a particularly relevant comparison: from the street the building is largely concealed and the frontage keeps a green, open appearance, which is how the garage at 166 West Street would read behind its retained mature planting.

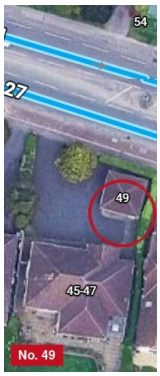




Figure 7 49 Portchester Road, aerial view (left). Garage (circled) close to the front boundary. *Source: Google Maps.*

Figure 8 49 Portchester Road, street view (right). The garage is screened behind the boundary wall and hedge. *Source: Google Street View.*

3.3 58A and 64 to 74 Portchester Road

A continuous run of properties (58A, 64, 66, 68, 70, 72 and 74) with garages and outbuildings in their front gardens, forward of the main building line. Together they establish front garden buildings as part of the character of this stretch of the A27.



Figure 9 58A and 64 to 74 Portchester Road, aerial view. Garages and outbuildings set forward of the dwellings along the street frontage. *Source: Google Maps.*

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3.4 18 and 20 Portchester Road

Two detached garages, both substantially larger than the garage proposed at 166 West Street, positioned in the front gardens close to the highway. The garage at No. 18 was approved in 2023 (P/22/1699/FP). They are labelled A and B below.





Figure 10 18 and 20 Portchester Road, aerial view (left). Garages A and B (circled) in the front gardens, close to the highway. *Source: Google Maps.*

Figure 11 Garage A (right). Large detached triple garage in the front garden, forward of the house. *Source: Google Street View.*



Figure 12 Garage B. Large detached garage at the front of the plot, shown during construction. *Source: Google Street View.*

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4 Summary

- Garages and outbuildings forward of the building line are an established feature along this stretch of the A27, including detached garages set directly behind the front boundary at 73, 80 and 82 Portchester Road, approximately 0.6 mile from the site.
- All the examples lie on the same continuous A27 route as 166 West Street, within around one mile of the site.
- The garages at 18 and 20 Portchester Road are of a considerably larger scale than the garage proposed at 166 West Street; the garage at No. 18 was approved in 2023 (P/22/1699/FP).
- 49 Portchester Road shows how a garage close to the front boundary reads when screened by a wall and hedge: the building is largely concealed and the open, green frontage is maintained. The garage at 166 West Street would sit behind its retained mature planting in the same way.
- The Council has itself approved front-garden garages on this corridor, including at 16, 18 and 126 Portchester Road, as set out in Section 6.4 of the Design, Access and Planning Statement.

These examples support the assessment of the A27 corridor in Section 6.4 of the Design, Access and Planning Statement.

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