

**P/16/0672/FP**

MR S C & MRS B A WHITEWOOD

**PARK GATE**

AGENT: MR S C & MRS B A  
WHITEWOOD

FRONT AND SIDE EXTENSION OF EXISTING CONVERTED DOUBLE GARAGE TO FORM LIVING ACCOMODATION, ERECTION OF DOUBLE GARAGE IN FRONT GARDEN AND BRICK PILLARS TO EACH SIDE OF DRIVEWAY ENTRANCE.

266 BROOK LANE SARISBURY GREEN SO31 7DR

***Report By***

Arleta Miszewska - Direct dial 01329 824666

***Site Description***

The application relates to a two storey detached dwelling located on the corner of Brook Lane and Highnam Gardens. The dwelling has the benefit of a mixed use; residential and child minding business, approved in 2007 (P/07/0471/CU and P/08/0184/VC refer).

The dwelling has a large frontage which serves as the main car parking area, since the integral double garage has been converted to living accommodation. The property is accessed from Brook Lane.

***Description of Proposal***

Planning permission is sought for a number of elements:

- Front and side extension of existing converted double garage to form additional living accommodation,
- Erection of a double garage in front garden, and
- Brick pillars to each side of driveway entrance.

The height of the proposed garage has been reduced to reflect the height of the garage located within the frontage of the adjacent property at no. 268 Brook Lane.

The location of the garage has also been amended and the garage is now proposed to be situated approximately 3 metre away from the front boundary and 1 metre away from the proposed house extension.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP3 - Impact on living conditions

***Relevant Planning History***

The following planning history is relevant:

**P/14/0315/FP**

**FRONT BOUNDARY WALL OF 1.46 METRES IN HEIGHT WITH  
SCALLOPED UPPER EDGE.**

REFUSE 09/07/2014

**P/08/0184/VC** VARY COND.2 OF P/07/0471/CU (TO ALLOW USE AS CHILD MINDING BUSINESS FOR 12 CHILDREN UNDER 8 ON A PERMANENT BASIS)

PERMISSION 08/04/2008

**P/07/0471/CU** CHANGE OF USE TO MIXED RESIDENTIAL & BUSINESS USE (TO ALLOW CHILDMINDING FOR 12 CHILDREN UNDER 8 YEARS OLD)

PERMISSION 15/06/2007

**P/04/1246/FP** Erection of Rear Conservatory

PERMISSION 13/09/2004

**P/03/1528/FP** Erection of Two Storey Side Extension

REFUSE 01/12/2003

### ***Representations***

Two letters of objection have been received to the original proposal and two objection letters from the same addresses and a petition with 16 signatures have been received in respect of the revised proposal.

Concerns raised are as follows:

- Contravention of restrictive covenants contained in the Land Registry documents;
- Potential for applicants' vehicles to be parked on Highnam Gardens;
- Loss of car parking spaces for business customers during the construction period;
- Proposed garage could be converted into a living space resulting in the need for a further garage;
- Loss of space for parking and turning.

### ***Consultations***

INTERNAL

Head of Finance and Resources (Estates) -

The transfer of the former Council land onto 266 Brook Lane does not prevent the erection of a garage and or a garden building, subject to planning permission.

Highways

This is a proposal to extend the existing dwelling on its north side, erect a double garage on the north side of the parking area and provide gate pillars on either side of the entrance.

It is considered there would be sufficient space in the large parking area to park and turn all associated vehicles when the garage is constructed. It is considered there would be sufficient space for some eight cars to be parked, with adequate manoeuvring, in addition to the garage spaces.

The gate pillars will need to be positioned so as not to obstruct 2.4m by 49m visibility splays at the site access.

### ***Planning Considerations - Key Issues***

## Proposed extensions

The proposed extension of the integral double garage has been designed to be sympathetic to the appearance of the host dwelling, in terms of size, scale, bulk and the use of external materials. No objections in this respect have been received.

As to impact on living conditions of the adjacent neighbours, the extension would be located close to the common boundary with no. 268 Brook Lane. However, this property is set further back within its plot and benefits from a detached garage located within its own frontage, close to the boundary with the application site. This garage would mitigate potential impacts on the living conditions of these neighbours, in particular in terms of loss of light and outlook.

## Proposed garage

The proposed garage would resemble the appearance of the garage located at no. 268 Brook Lane and therefore does not raise concerns over impact on the character or appearance of the area. It would also be positioned sufficiently away from the nearest residential property (at 268 Brook Lane) not to afford any detrimental impact on the living conditions enjoyed by the occupiers of that property.

## Highway and car parking provision

When the mixed use was granted, a planning condition was imposed to maintain an adequate car parking provision for both residential and commercial use. As such, three car parking spaces were required to be maintained for the residential use and two spaces for the child minding business. The two spaces for the business are also required to be served by a turning area.

Officers are of the opinion that, even with the proposed garage, the frontage can provide eight car parking spaces with an adequate turning area, which exceeds the requirements of the condition imposed on planning permission P/07/0471/CU.

Concerns have also been raised over the potential for displaced parking during the construction phase resulting in cars being parked on Highnam Gardens. It is difficult to control parking on neighbouring roads, however officers suggest imposing a planning condition requiring a parking management plan during the construction period.

Furthermore, concerns have been raised over the potential for the proposed garage to be converted into a living space, resulting in the need for a further garage. The erection of a second garage would require planning permission. If planning permission for such a proposal was received by the local planning authority, then the proposal would be assessed at that time and the neighbours consulted.

## Other matters

There are restrictive covenants which run with the land as detailed by the representations however the Council are not able to enforce them. This is essentially a private matter between neighbours. Part of the site has recently been acquired from the Council however covenants associated with this land transaction allow for a garage and or a garden building subject to planning permission.

## ***Recommendation***

PERMISSION: Subject to the following conditions -

1. The development shall begin within three years of the date of this planning permission.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

Location plan;

Block plan revised 20 June 2016;

Site plan revised 20 June 2016;

Site layout revised 20 June 2016;

Existing and proposed elevations;

Proposed front elevation;

Proposed side elevation revised 20 June 2016;

Proposed view from 268 Brook Lane revised 20 June 2016.

REASON: To avoid any doubt over what has been permitted.

3. The development hereby permitted shall not be brought into use until the car parking (including garage) and turning areas have been provided within the curtilage of the site in accordance with the approved plans. The parking and turning areas shall thereafter be retained and kept available at all times.

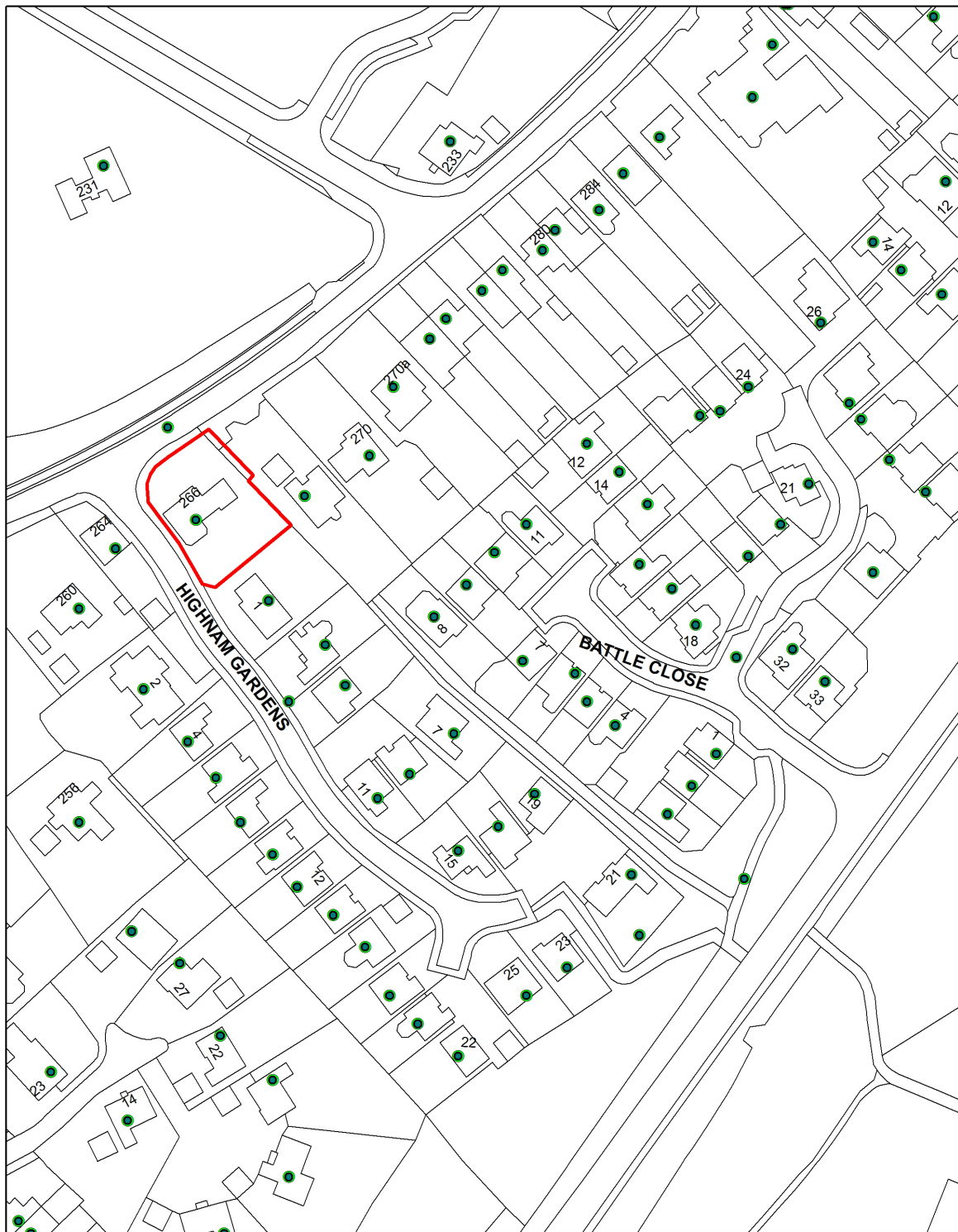
REASON: In the interests of highway safety.

4. No development shall take place until the Local Planning Authority have approved details of how provision is to be made on site for the parking and turning of the applicant's vehicles; customer vehicles and building contractor vehicles during the construction phase. The areas approved in pursuance to this condition shall be made available before construction works commence on site and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interest of highway safety.

# Site Layout

## FAREHAM BOROUGH COUNCIL



266 Brook Lane  
1:1250



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