

**P/17/1031/FP**

**FAREHAM EAST**

MR & MRS ALLGOOD

AGENT: R & G DESIGN

CONVERSION OF EXISTING COACH HOUSE INTO 1-BEDROOM ANNEX, ANCILLARY TO 27 WICKHAM ROAD

27 WICKHAM ROAD FAREHAM HAMPSHIRE PO16 7EY

***Report By***

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***Site Description***

The application site is located within the existing defined urban area of Fareham, and presently forms a redundant outbuilding at the end of the rear garden, formally a coach house serving 27 Wickham Road. The former Coach House originally achieved access via Southampton Road (to the south of the site), although this access was lost when the land was sold by a previous owner to construct Tiverton Court. The Coach House is a brick built, one and a half storey structure for which the roof has recently been replaced from a concrete pantiled roof to a more traditional slate tiled roof.

The surrounding area is almost entirely residential, and is located to the north of Fareham Town Centre. To the north of the site lies Serpentine Road, with a terrace of properties over 30m to the north. To the north of the site is also a private access road, within the ownership of the applicant, but used under rights of access by the occupiers of the properties along Serpentine Road all of which have secondary accesses and garages from this road. To the east of the site is a recently constructed timber annex building to serve the residents of 29 Wickham Road. To the south lies Tiverton Court, a sheltered housing complex, comprising 28 flats, and to the west lies the long rear gardens of the other properties along Southampton Road, the closest of which lies over 30m away to the southwest.

The host dwelling at 27 Wickham Road is located about 35m away from the Coach House towards the end of the existing "L" shaped garden. Whilst separate from the main house, the Coach House falls within the curtilage of this property.

***Description of Proposal***

This application seeks planning permission for the conversion of the Coach House into a 1-bedroom self-contained annex to be used for family members and guests when visiting. The proposal would provide a living space and kitchen at ground floor level with a single bedroom and bathroom within the roof space at first floor level. Whilst the proposal would remain ancillary to 27 Wickham Road, a new door and stairs would be created onto the access track to the north. A single car parking space has been removed from the proposal following concerns raised by the occupiers of the properties on Serpentine Road. There is sufficient car parking provision to the front of the main house for up to 4no. cars to support the existing dwelling and the provision of the annex.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

RCPSPG - Residential Car Parking Guide (replaced 11/2009)

## **Design Guidance Supplementary Planning Document (Dec 2015)**

EXD - Fareham Borough Design Guidance Supplementary Planning Document

### **Development Sites and Policies**

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP46 - Self Contained Annexes and Extensions

### ***Representations***

Five respondents have objected to the proposed development. The key matters of concern raised were:

- Proposed car parking space would restrict access;
- Overlooking from proposed front door;
- Impact on protected species.

All the third party objectors, who reside in Serpentine Road raise concern regarding the use of the private access road to the north of the site. The applicant has stated they own the track of which the residents of Serpentine Road have rights of access, although no rights to park on the track. This matter is not a planning consideration in respect of this application as ownership and rights of access are controlled under separate land legislation.

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

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Principle of the development;
- Impact on living conditions to neighbouring occupiers; and,
- Highway safety and car parking.

Principle of the development:

The site is located within the defined curtilage of 27 Wickham Road, despite being located towards the end of the rear garden. The proposed use of the structure as an annex associated with the host dwelling therefore needs to be assessed against the policy requirements of Policy DSP46 of the Local Plan.

Policy DSP46 (Self-Contained Annexes and Extensions) states that provision of annexes to accommodate dependent relatives will be permitted provided that:

- i) A functional link between the principal dwelling and the annex or extension can be demonstrated such as a relationship of the occupants of the principal dwelling and the annex;
- ii) The annex or extension is within the curtilage of the principal dwelling;
- iii) Adequate car parking spaces are provided for both the residents of the annex or extension and the principal dwelling;
- iv) There is no boundary demarcation or sub-division of garden areas between the principal dwelling and the annex or extension; and,
- v) The annex or extension conforms to the space standards and design requirements as set

out in Local Plan Part 1: Core Strategy Policy CS17: High Quality Design and the Design Supplementary Planning Document.

In addition, the Policy continues to state that "where the annex is detached from the original dwelling, a planning condition will be applied to any planning permission to prevent the use of the annex as a separate dwelling".

Each of the above elements has been considered, and whilst the applicant has not been specific regarding the intended user (point (i) above), the provision of a planning condition, as required in the last part of the Policy would ensure that the use of the annex remains ancillary to the main dwelling, and is not sold off, let out or used independently from the main dwelling without the submission of a further planning application to that effect.

In respect of point (iii), the site benefits from at least 4no car parking spaces on the main front driveway, together with a detached garage building. This level of parking in itself accords with the requirements of the Adopted Car Parking Standards, which would ensure no on-street car parking is required.

With regard to point (iv), there is already a historic boundary wall that largely separates off the Coach House from the main garden area. This would remain and would be restored as part of the overall works. Along the wall is an opening connecting the Coach House to the main rear garden of 27 Wickham Road, this opening would also remain ensuring a continuation of the link between the main house and the annex building.

Finally, with regard to point (v), the conversion of this existing building into an annex would ensure the longevity and retention of this historic building. The internal conversion of the space makes good use of the building, whilst ensuring all existing openings remain unaltered on the southern elevation.

#### Impact on Living Conditions:

This planning application proposes the conversion of the existing building into a 1-bedroom annex, which would remain ancillary to the main house. The only additional opening would be created on the northern elevation, as a new separate means of access to the annex. As stated above, the nearest residential property is located 30m away to the southwest, with the rear elevation of Tiverton Court approximately 34m away. It is therefore considered that the proposals will not have an adverse impact on the living conditions of neighbouring occupiers.

Only one third party raised overlooking as a concern. This related to the provision of the new doorway on the northern elevation. However, given the sporadic, limited use of the proposed annex, together with the level of separation to the rear elevation of the properties on Serpentine Road (25m) it is considered unlikely that the proposal will have a harmful impact on the living conditions of neighbouring occupiers.

#### Highway Safety and Car Parking

The application site comprises a large front driveway area and detached garage building. The driveway itself is capable of accommodating 4no cars and is therefore in itself capable of accommodating the level of car parking for both the existing dwelling and the proposed annex. The original submission included a car parking space on the access track to serve the annex. However, following concerns raised by the occupiers of the properties along Serpentine Road, the car parking space was removed. That said, given the applicant has stated his ownership of the access track, a car parking space could be provided in this

location without the need for a separate grant of planning permission.

#### Other Matters:

A third party comment raised concerns that the works to replace the roof of the Coach House have disturbed a family of bats living within the roofspace. The replacement of the roof was undertaken under the permitted development rights of the site as an outbuilding within the curtilage of a dwellinghouse. In these circumstances, it is the responsibility of the owner to ensure compliance of the relevant legislation governing protected species.

#### Conclusion:

In summary, it is considered that whilst the building is somewhat divorced from the main house, the building is within the curtilage of the dwellinghouse and within the defined urban area, where it is considered that the use of the building as an annex accords with the policies of the Adopted Local Plan and the principles of the adopted Design Guidance and Residential Car Parking Standards. The proposals would not have an adverse impact on the living conditions of neighbouring occupiers, and would ensure the longevity of this historic Coach House building.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

#### ***Recommendation***

PERMISSION

#### Conditions

1. The development shall begin before the expiration of three years following the date of this decision.

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:

- a) Location Plan (Drawing: Streetwise (scale 1:1250));
- b) Block /Site Plan (Drawing: Streetwise (scale 1:500));
- c) Existing and Proposed Floor Plans and Elevations (Drawing: Allgood 134.1)

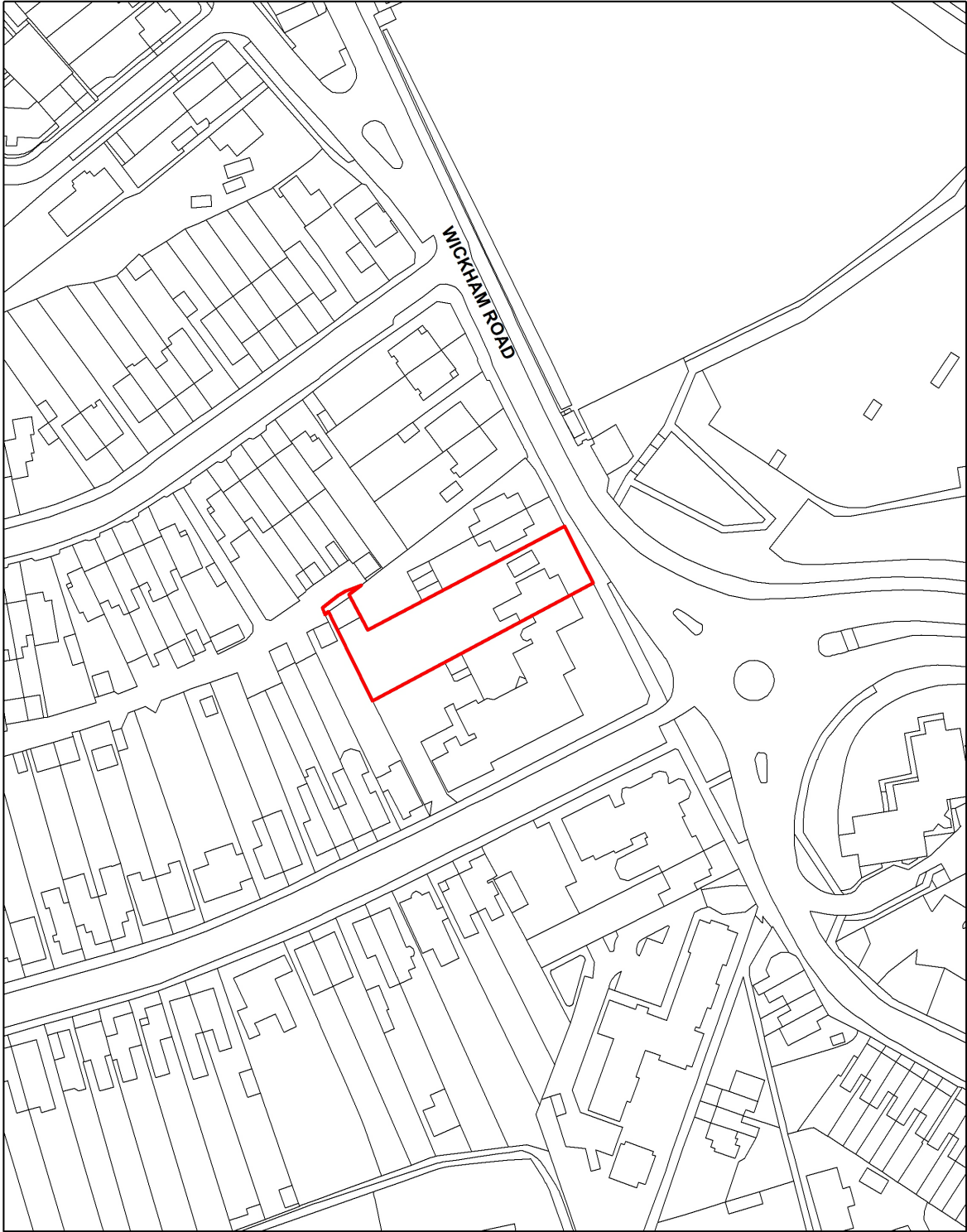
REASON: To avoid any doubt over what has been permitted.

3. The annex accommodation hereby permitted shall be occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property at 27 Wickham Road as a single dwelling and shall at no time be let out, sold off or occupied separately as an independent unit of accommodation.

REASON: The site is incapable of accommodating a separate unit of accommodation and/or is located in an area where new residential development would not normally be permitted.

# FAREHAM

BOROUGH COUNCIL



27 Wickham Road  
Scale 1:1250



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