

**P/17/0943/FP**

MR A WELLS

**PORTCHESTER EAST**

AGENT: ROBERT TUTTON  
TOWN PLANNING  
CONSULTANTS

PROPOSED CONSTRUCTION OF A BARN-HIPPED PITCHED ROOF OVER DETACHED BUILDING.

84 MERTON AVENUE FAREHAM PO16 9NH

***Report By***

Rachael Hebden. Direct Dial 01329 824424

***Introduction***

The application has been submitted following the withdrawal of P/17/0126/FP for the extension and conversion of the garage into a dwelling. The extension now proposed takes the same form as that previously proposed, however the application proposes to use the space created as a games room in connection with the host property and does not seek a change of use to a separate dwelling (as previously proposed).

***Site Description***

The site is located within a residential area in Portchester. No. 84 Merton Avenue is located on a corner plot between Merton Avenue and Alton Grove and fronts Merton Avenue. There is a double garage to the rear of no. 84 which is the subject of this application. The garage has a hipped roof with vehicular access from Alton Grove.

***Description of Proposal***

The application proposes the addition of a barn-hipped, pitched roof to the existing garage to enable the creation of useable space at first floor level.

***Policies***

The following policies and guidance apply to this application:

National Planning Policy Framework 2012 (NPPF)

National Planning Policy Guidance

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

**Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS11 - Development in Portchester, Stubbington and Hill Head

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

**Development Sites and Policies**

DSP1 - Sustainable Development

DSP3 - Impact on living conditions

***Relevant Planning History***

The following planning history is relevant:

|                            |   |            |
|----------------------------|---|------------|
| <b><u>P/17/0126/FP</u></b> | <b>Addition of a barn-hipped pitched roof over existing garage and change of use to a one bed dwelling. Provision of a dropped kerb.</b><br>WITHDRAWN                 | 17/03/2017 |
| <b><u>P/10/0220/FP</u></b> | <b>ERECTION OF SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION WITH SIDE ROOFLIGHT AND ALTERATIONS TO ROOF INCLUDING FRONT AND REAR DORMERS</b><br>PERMISSION | 05/05/2010 |
| <b><u>P/09/0528/FP</u></b> | <b>(A) ERECTION OF 1.8 METRE FENCE ALONG SOUTHERN BOUNDARY; AND (B) ERECTION OF DOUBLE GARAGE</b><br>PART<br>PERMISSION   | 13/08/2009 |

### ***Representations***

Eighteen representations have been received.

Five of the representations object to the proposal and raise the following material considerations:

- The scale, design and position forward of the building line would be inappropriate;
- There is very little difference between this application and the previously withdrawn application, other than no change of use is sought;
- There is no provision for a dropped kerb to allow access to the garage;
- The garage has never been completed or used for the parking of cars;
- The rear wall is 120cm from the boundary fence with eaves only 90cm away and would as a result restrict the amount of available light to number 82;
- The proposed design would be out of keeping with the character of the area;
- The applicant is clearly applying to extend the garage with a view to the future conversion to a dwelling.

Thirteen representations support the proposal and make the following points:

- The design would be more uniform than that of the existing garage;
- The proposal does not increase the footprint of the garage;
- The garage makes efficient use of the land.

### ***Consultations***

INTERNAL CONSULTEES

Environmental Health

- No objection subject to conditions.

Highways

- No objection subject to conditions.

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

Design and Impact on the Character of the Area

Policy CS17 states that development must respond positively to and be respectful of the key characteristics of the area, including (amongst other criteria) scale, form and spaciousness.

The existing garage is located to the rear of no. 84 however it contributes to the Alton Grove street scene rather than Merton Avenue. The character of this section of Alton Grove is established by chalet style dwellings positioned along a uniform building line. The dwellings to the west of the site (no's 5-11 Alton Grove) have hipped roofs with ridgelines running parallel to Alton Grove. The existing garage is located forward of the building line established by the dwellings to the west of the site, however it is single storey with a hipped roof and a ridge height of 4m. The size and design of the existing garage, in particular the recessive form of the hipped roof, ensures that it respects the character of Alton Grove and does not appear overly dominant given its position forward of the building line established by no's 5-11 Alton Grove. It is of relevance to note that a previous application (P/09/0528/FP) for a larger garage was refused because of its unacceptable impact on the character of the area.

The proposed alterations to the garage would include an increase of the eaves height from 2.2 to 2.8m and the replacement of the existing hipped roof with a pitched roof (albeit partially cropped) with a ridge height of 6.4m (the same height as no's 5-11 Alton Grove). Unlike no's 5-11 Alton Grove which have ridges running parallel to the road, the ridge of the proposed extension would be perpendicular to the road with the cropped gable end facing the front of the site.

The prominent position of the garage forward of the building line created by no's 5-11 Alton Grove would be emphasized by the increase in size and the dominant design which would incorporate a cropped gable end. The proposed alterations to the garage would result in a much larger and more prominent building which would not respond positively to the scale, form or pattern of development established by no's 5-11 Alton Grove and would as a result be out of keeping with the character of the area and contrary to Policy CS17.

#### Impact on neighbouring properties

Policy DSP3 states that development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy.

The garage is located to the east of no. 5 Alton Grove. There is a window in no. 5's east elevation which is the sole window serving the kitchen. The Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document recommends that two storey side extensions are separated from sole windows serving habitable rooms in neighbouring properties by 6m, but that a lesser distance of 4m may be acceptable in some circumstances, such as when the neighbouring room is served by other windows which wouldn't be affected by the extension or where the affected window currently has limited outlook and light available to it. The proposed extension is not a two storey side extension, however it is an extension at first floor level to the side of the neighbouring property, therefore the recommended separation distances are a useful guide as to what is and is not acceptable in term of the impact on the amenity of neighbouring properties.

The proposed extension at first floor level would be visible from no. 5's kitchen window, however it would only be visible at an oblique angle. The proposed extension is also 1.5 storeys in height, rather than a full 2 storeys, therefore the separation distance of 4.82m is considered to be acceptable in this case in terms of the impact on the outlook from no. 5's kitchen window.

The owners of no. 5 have raised concerns regarding the potential loss of light to their ground floor kitchen. The proposed structure would be located to the south east of the kitchen window and may therefore result in a loss of sunlight available to this room during

part of the morning only. The loss of sunlight would be for a limited time of the day. In addition, the amount of sunlight currently available to the kitchen is compromised by the existing boundary wall of approximately 2m in height which is located opposite the window. The limited hours during which sunlight would be lost, combined with the presence of the boundary wall and the existing garage are such that the proposal is not considered to be so harmful to the amenity of the neighbouring property's kitchen window to justify a reason for refusal.

The owners of no. 5 have also raised concerns about the impact the proposed extension would have on the visibility from their drive. It is acknowledged that the size and position of the extension would impact the visibility of drivers exiting no. 5's drive, however it would not restrict the visibility any more than the existing garage given that the footprint would remain unchanged. There is no highway objection to the proposal in this regard.

### Flood Risk

The site is identified as being a flood zone 3(a), that is as having a high probability of flooding. The NPPF (footnote 20) states that a site specific flood risk assessment is required for all proposals for new development (including minor development such as the proposal) in flood zones 2 and 3. The NPPF (para 103) also states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding, where development is appropriately flood resilient and resistant. The application has not been supported by a site specific flood risk assessment however the garage exists on site already such that the proposal would not result in flood water being displaced elsewhere. Furthermore, the ground floor of the building is proposed to remain as a garage such that there is no significant change in the use of the ground floor compared to the existing ground floor use. As such the lack of information on the implications from a flood event are not considered to be so significant that the absence of a site specific flood risk assessment should be included as a reason for refusal. If all other matters had been acceptable to the Planning Authority then if considered necessary the details of any flood resilience measures could have been secured by a planning condition.

### Conclusion

The proposed development would be an obtrusive feature within the streetscene which would not respond positively to the character and appearance of the area. It is therefore recommended that the application is refused.

### ***Recommendation***

REFUSE for the following reasons:

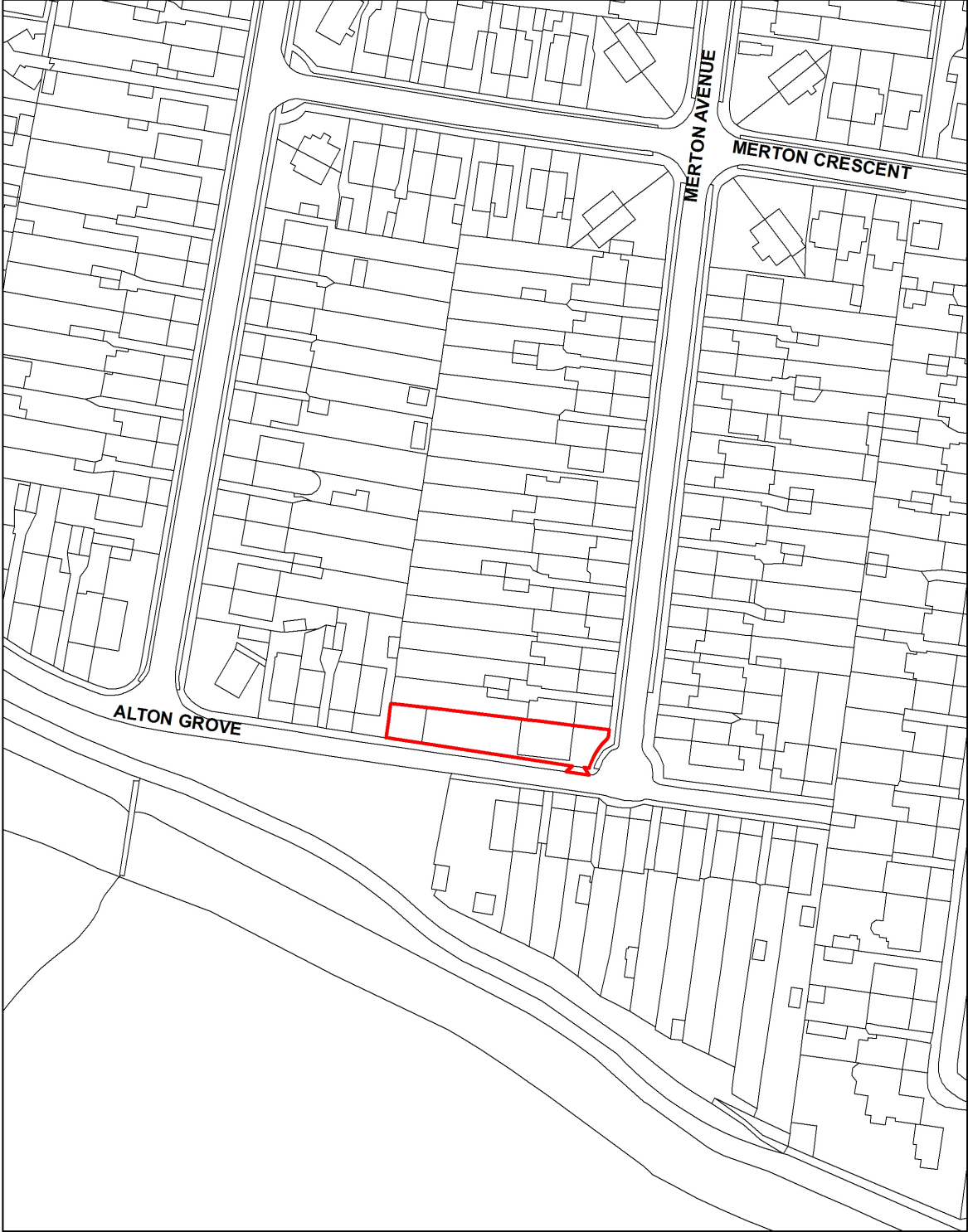
1. The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Local Plan, Policy DSP3 of the Local Plan Part 2: Development Sites and Policies and the Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document and is unacceptable in that its scale, design and position forward of the building line would result in an overtly dominant, visually obtrusive feature which would fail to respond positively to the character of the street scene.

### ***Background Papers***

P/17/0943/FP

# FAREHAM

BOROUGH COUNCIL



84 Merton Avenue  
Scale 1:1250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2017