

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 13/03/2024**

**P/24/0053/FP  
MR & MRS J & S MALONEY**

**FAREHAM EAST WARD  
AGENT: MARTIN MOYSE**

SINGLE STOREY FRONT EXTENSION

12 CLIFTON MEWS, FAREHAM, PO16 8TY

### ***Report By***

Charlotte Fleming – direct dial 01329 824 702

### ***1.0 Introduction***

1.1 The application is reported to the Planning Committee due to the number of representations received against the application proposal.

### ***2.0 Site Description***

- 2.1 This application relates to a two storey end terrace dwelling on the south eastern corner of Clifton Mews development, which is set off and behind (east of) North Wallington, within the designated Urban Area Boundary and Wallington Conservation Area.
- 2.2 Formerly a builder's yard, Clifton Mews was approved in 2005, and comprises 19 dwellings with a red brick, brown tile roofs and white windows and doors. There is a shared (allocated) parking courtyard to the front, and a gated vehicle access in the north west corner onto North Wallington. The land of the Mews has a small gradient, with the application site sitting slightly above the neighbouring property to the north (11 Clifton Mews).
- 2.3 The application site is described as a three bed property, however bedroom three is only 5.2sqm so comes below the classification of a single bedroom (7.5sqm) under the Nationally Described Space Standards. The property also benefits from a single garage with a single parking space in front within the courtyard. The rear garden is surrounded by 2m high fencing with a shared access path to the side.
- 2.4 Number 12 is the only house on the Mews which benefits from some grass to the front and side of their house. To the front of the property the land slopes down slightly. The grass is owned by the applicant, however numbers 11 and 10 also have a right of access over it as it provides access to their rear garden/gate.

### ***3.0 Description of Proposal***

- 3.1 Planning permission is sought for a single storey front extension, with a hipped roof, to provide an enlarged entrance hallway, a study (13sqm) and shower room.
- 3.2 The proposed extension measures 6.0m deep by 4.35m wide. The eaves measure 2.4m to ground level and overall ridge height is 4.0m. The extension results in the shared pathway being realigned but access would be retained to the rear garden gates for the two neighbouring properties.

#### **4.0 Policies**

- 4.1 The following policies apply to this application:

##### **Adopted Fareham Local Plan 2037**

- D1: High Quality Design and Placemaking  
D2: Ensuring Good Environmental Conditions  
D5: Internal Space Standards  
HE2: Conservations Area

##### **Other Documents:**

- National Planning Policy Framework (NPPF) 2023
- Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- Residential Car Parking Standards 2009

#### **5.0 Relevant Planning History**

- 5.1 The following planning history is relevant:

P/05/1225/FP	Erection of 19 Dwellings, 6 Garages and Parking Spaces.
<b>Approve</b>	11/11/2005

#### **6.0 Representations**

- 6.1 During the publicity period, letters were received from seven different addresses, six objecting and one neutral were received. One additional letter for a different address raising an objection was received after the publicity period ended.
- 6.2 Two anonymous comments were also received however these have not been considered. The following points were raised:
- Out of character with surrounding houses

- Overlooking and loss of privacy
  - Drainage and flooding - only green space in courtyard lost
  - Green space was originally a planning requirement as no other grass
  - Building line is 90cm closer to the boundary, will this set a precedent?
  - Construction – no parking for tradesmen in Mews and damage to shared courtyard
  - Construction – noise and pollution, restrict construction hours and material storage
  - Right to light – high rear garden fence has lost sunshine
  - Lose privacy to front of property
  - Shared maintenance fees – damage to car park/lighting to access path lost
  - Number 12 is built on higher ground
  - Shared rear access - Health and Safety and security – access width to the rear during and post construction plus lighting
  - Use of the study as a bedroom
  - Lowers house prices
- Offer of parking space to applicant for use during construction

## **7.0 Consultations**

INTERNAL

### **Conservation Planner**

7.1 The Council's Conservation Planner was consulted on the proposals due to the location of the site within the Wallington Conservation Area. Some concern was raised as it would break the uniformity of the mews block.

7.2 However, the Officer commented that as it is located in an enclosed courtyard away from the main street frontage and will not be visible from the public realm, the proposal would not have a negative impact upon the overall character or appearance of the Wallington Conservation Area.

## **8.0 Planning Considerations**

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

- a) Design of the proposal
- b) Character and appearance of the conservation area
- c) Effect upon neighbouring properties
- d) Parking
- e) Other matters

**a) Design of the proposal**

- 8.2 Policy D1 (High Quality Design and Place Making) states that all new development should be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.
- 8.3 The proposed extension on the house will be visible from the immediate neighbours and parking courtyard, however shielded from the main public street scene (40m away) by the gated entrance and dwellinghouses. The finishes will match the external materials of the existing property and neighbours, with a fully hipped roof designed, mimicking the architectural form of the nearby garages. Due to the location of the property and scale of the extension away from the public realm, there are no design concerns raised by the proposal.
- 8.4 Officers are of the view the development included within this submission is acceptable in design terms and would not have a detrimental impact on the character of the street scene or area and therefore complies with Policy D1.

**b) Character and appearance of the conservation area**

- 8.5 Policy HE2 (Conservation Areas) highlights that development within conservation areas should preserve or enhance the special architectural, historic character or appearance of Conservation Areas.
- 8.6 Whilst the proposal is just inside the Wallington Conservation Area, designated 1980, the Mews was only approved and built after 2005. The majority of the Mews can only be glimpsed through the access gates. The design of the proposal is to match the existing properties and outbuildings and is considered to not cause a negative impact on the character of the conservations area.
- 8.7 The proposal has also been considered by the Council's Conservation Planner, who has raised no concerns regarding impact of the development on the character and appearance of the Conservation Area.
- 8.8 The proposal has been considered in respect of Policy HE2 of the Local Plan and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works to extend this dwelling is considered to preserve the character and appearance of the Conservation Area.

**c) Effect upon neighbouring properties**

- 8.9 Policy D2 (Ensuring Good Environmental Conditions) states development proposals should ensure that there will be no unacceptable adverse impact

upon environmental and living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, ventilation, outlook and/or privacy.

- 8.10 The neighbour to the south is set at least 16metres away, screened by a 2m high boundary fence and the only proposed side windows would be on the ground floor and bathrooms so obscure glazed. The neighbour to the north west is set 19 metres away, behind a high brick wall.
- 8.11 The neighbouring property closest to the proposed front extension is 11 Clifton Mews. Having visited the site and looked at planning history, the ground floor windows to the front of number 11 are an obscure glazed WC (closest to the application site), the front door and then the kitchen, all of which look out onto the shared public courtyard and parked cars. Of these windows the kitchen is the only habitable room in design terms where privacy and light can be considered.
- 8.12 The two proposed side windows on the study look out across the shared parking courtyard and not directly into any habitable rooms. An assessment has been carried out and the front extension is outside of the 45degree line of sight from the kitchen, which together with the fully hipped roof is considered to not have an unacceptable adverse impact on the neighbour and complies with the Council's Design Guide SPD and policies.
- 8.13 Concern has been raised that the development will overshadow the neighbouring front porch. Whilst some loss of light to this area is likely to occur as a result of the development, it is not considered to be so harmful to warrant a refusal of the application under the provisions of Policy D2.

**d) Parking**

- 8.14 At the time of the original approval the property was considered a three bedroomed property and is served by two parking spaces (including a garage).
- 8.15 The applicant has confirmed that the additional extension space is to be used as a study/playroom given the limited living/family space within the existing property. It is noted that concern was raised that the room could be used as a bedroom, however, the applicant has clarified its use based on the submitted plans, and it is on these plans that Officers have based their assessment and recommendation.
- 8.16 As such, the property would remain a 3-bed dwelling, which requires 2 parking spaces to comply with the adopted Residential Car Parking Standards SPD.

This is the current provision, and therefore Officers consider the development proposal complies with the adopted standards in this instance.

**e) Other matters**

- 8.17 **Flooding/Loss of green space** - The site is not within Floodzone 2 or 3. The proposal is within the curtilage of a dwelling house, although it appears to be part of the wider landscaping of the site/parking area, this space has not been protected by conditions and forms part of the private front curtilage of the application site. The proposal does not take up the entire grass space and the re-laid access track will be with permeable paving, therefore it is considered acceptable in terms of the impact on drainage.
- 8.18 **Construction** - An offer has been made by neighbours to provide parking throughout the construction, however this is outside the application boundary and would not be controllable by condition.
- 8.19 Due to the nature and scale of the proposed works, as a householder planning application, construction traffic and works are not something that the Council would reasonably be able to control. Many residents undertake works to their houses, much of which can take place without planning permission. If contractors are parking inconsiderably and if they are causing a highway hazard this would be a matter for the police. If contractors are making too much noise outside reasonable hours during construction this would be a matter for the environmental health.
- 8.20 **Ownership/Access** - The applicant has completed Certificate A on the application form stating that they are the legal owner of the property. Matters of landownership and rights of access are a private legal issue, and not something the Local Planning Authority has regard to in considering the planning merits of an application.

**9.0 Recommendation**

- 9.1 Notwithstanding the objections received, the proposal accords with Policy D1, D2 and HE2 of the adopted Fareham Local Plan 2037.

GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.  
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) PROPOSED SINGLE STOREY FRONT EXTENSION – drwg no.02

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

Then:

**DELEGATE** authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

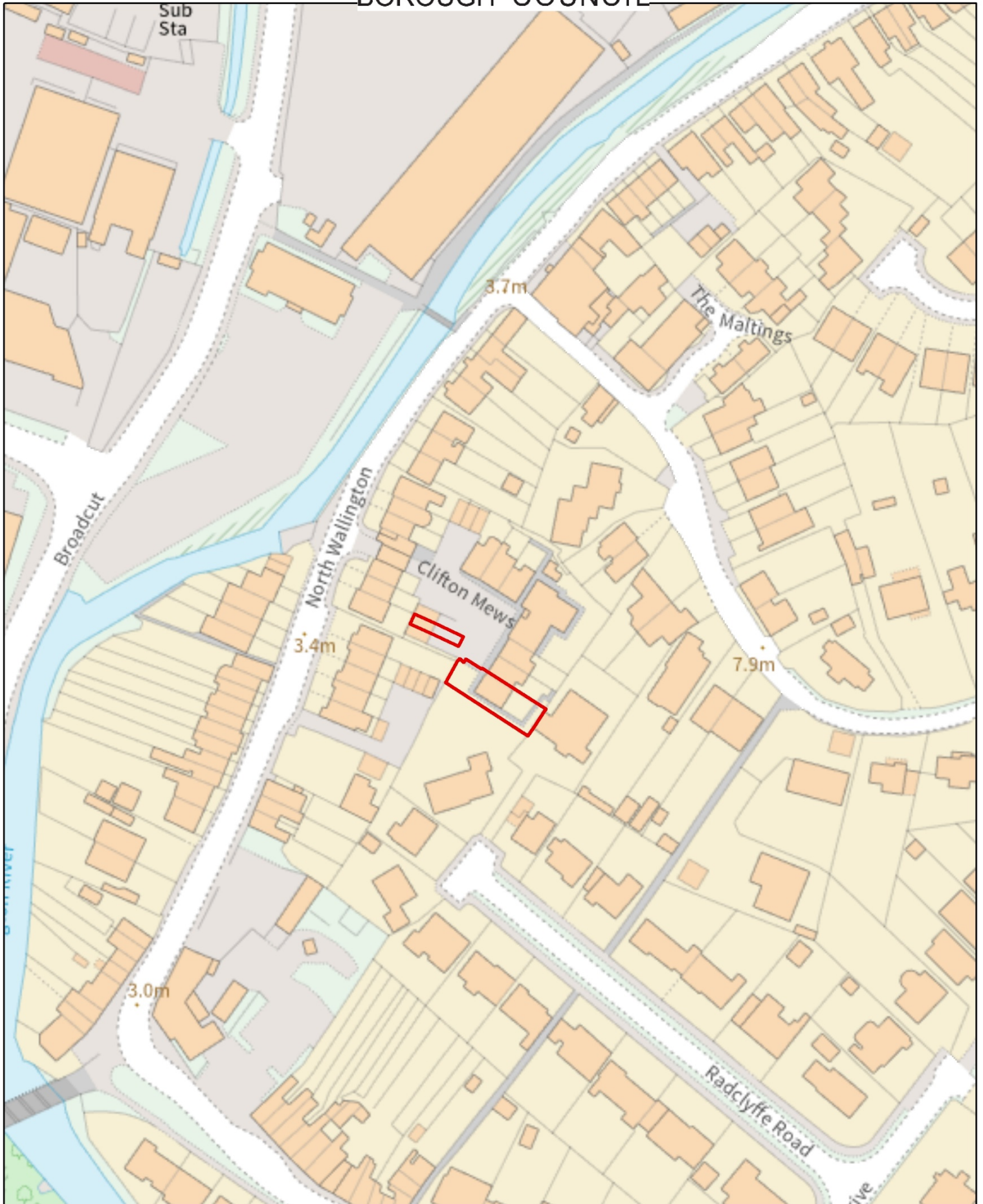
### **10.0 *Background Papers***

10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

(P/24/0053/FP)

# FAREHAM

BOROUGH COUNCIL



12 Clifton Mews  
Fareham

Scale 1:1,250



© Crown copyright and database rights 2023 OS AC0000814042. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.