

**P/16/0405/FP**

**TITCHFIELD COMMON**

MR AARON BROWN

AGENT: MCANDREW MARTIN

CONVERSION OF EXISTING RESIDENTIAL END OF TERRACE DWELLING TO FORM 2NO. DWELLINGS AT 1 GRASSYMEAD, FAREHAM, HAMPSHIRE, PO14 4SQ

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***Report By***

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***Site Description***

Grassymead is a residential cul-de-sac located within the urban area of Titchfield Common.

The cul-de-sac is characterised by a mixture of detached and terraced properties. Several of the properties benefit from parking within their front gardens, however some of the properties rely on parking within the 'court' type parking area to the south of no. 5.

No. 1 Grassymead is a 3 bed, end of terrace property which incorporates a two storey extension approved in 2003. Parking for no. 1 currently consists of two parking spaces to the south side of the property.

***Description of Proposal***

The application seeks to sub-divide the dwelling by converting the two storey side extension into a self-contained one bedroom property. The existing garden would be split length ways to provide each dwelling with it's own garden. One parking space for the proposed new property would be provided at the end of the garden and accessed via a proposed vehicular entrance.

***Policies***

The following policies apply to this application:

National Planning Policy Framework 2012

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

Residential Car and Cycle Parking Standards Supplementary Planning Document

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS17 - High Quality Design

**Development Sites and Policies**

DPS1 - Sustainable Development

DSP3 - Impact on living conditions

## DSP15 - Recreational Disturbance on the Solent Special Protection Areas

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

The following planning history is relevant:

<b><u>P/03/0666/FP</u></b>	<b>Erection of Two Storey Side Extension</b>
	PERMISSION 12/06/2003

### ***Representations***

Eight objections have been received which raise the following issues:

- An additional dwelling will exacerbate the existing lack of parking resulting in problems with access (including for emergency vehicles) and appearing unsightly
- On road parking blocks visibility and negatively impacts highway safety
- The additional parking space is too far from the dwelling and is therefore not practical
- The proposed new access to the additional parking space would result in the loss of an on road parking space, therefore resulting in no net gain in terms of parking availability.
- Query regarding whether the applicant owns the land
- Loss of privacy to 4 Nutash

### ***Consultations***

INTERNAL

Highways - No objection subject to conditions requiring the provision of the new access and parking space.

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

Principle of development

The site is located within the settlement policy boundary therefore the proposed sub-division to create an additional dwelling is acceptable in principle subject to satisfying the requirements of the relevant planning policies.

Parking Provision

Eight objections have been received raising concerns about the lack of parking in the area, however the proposed sub-division would incorporate on-site parking for both the existing and proposed dwellings in line with the requirements of the Residential Parking SPD. The proposed sub-division to create an additional dwelling is therefore in accordance with Policies CS5 and CS17.

It has been pointed out that the provision of an additional space for the proposed new dwelling would result in the loss of an on street parking space due to the requirement to install a dropped kerb and that there would be no net gain in parking within the area. It is important to note that Grassymead is an unclassified road therefore the applicant does not require planning permission for the addition of a new vehicular access. It would therefore be unreasonable to refuse the application solely for this reason.

Amenity Provision

Policy CS17 requires new housing to secure adequate internal and external space, privacy

and sunlight to meet the requirements of future occupiers. The proposed sub-division would result in an additional dwelling of modest proportions which would be in keeping with the character of Grassymead, especially the terrace of which it is a part.

The proposed sub-division of the existing garden would provide separate garden areas for the existing and proposed dwelling of a similar size to those within the existing terrace and in line with the size and quality required by the Residential Design Guidance SPD. There is also sufficient space for separate bin and cycle storage to be provided for each dwelling. The bin and cycle storage facilities can be secured via condition.

#### Effect on neighbours

The proposed sub-division of the existing property would not require any external alterations therefore it would not have any additional impact on the amenities of the neighbouring properties. The occupiers of no. 4 (to the rear of no. 1) have raised concerns about potential overlooking from the proposed new dwelling, however as there are no additional windows proposed and the existing windows continue to serve bedrooms and a bathroom therefore there would be no additional overlooking. The proposed sub-division would be in accordance with the requirements of Policy DSP3.

#### Ecology

The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within the Borough therefore need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution of £176 per dwelling. The applicant has not yet provided the payment or entered into an obligation to do so, but has indicated that the contribution will be forthcoming.

#### **Recommendation**

PERMISSION, subject to the applicant providing the necessary mitigation in the form of a financial contribution of £176 towards the SRMP and the following conditions:

1. The development shall begin before the expiry 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) Location plan and roof plan Drawing no. 113.01 Rev B

b) Site plan, proposed elevations and proposed floor plans. Drawing no. 113.02 Rev B

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

3. Prior to the occupation of the new dwelling, details of the bin and cycle storage for both the existing and permitted dwelling will be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the bin and cycle storage for both properties has been provided in accordance with the approved details.

REASON: In the interest of visual amenity; to ensure that adequate refuse disposal facilities are provided at the site; in accordance with Policy CS17 of the adopted Fareham Borough Core Strategy 2011.

4. The new dwelling hereby permitted shall not be occupied until the car parking spaces have been laid out and provided for use in accordance with the approved details. The designated areas shall thereafter be kept available and retained at all times for the purpose of parking.

REASON: In the interests of highway safety; in accordance with Policy CS17 of the adopted Fareham Borough Core Strategy 2011.

5. The new dwelling hereby permitted shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans.

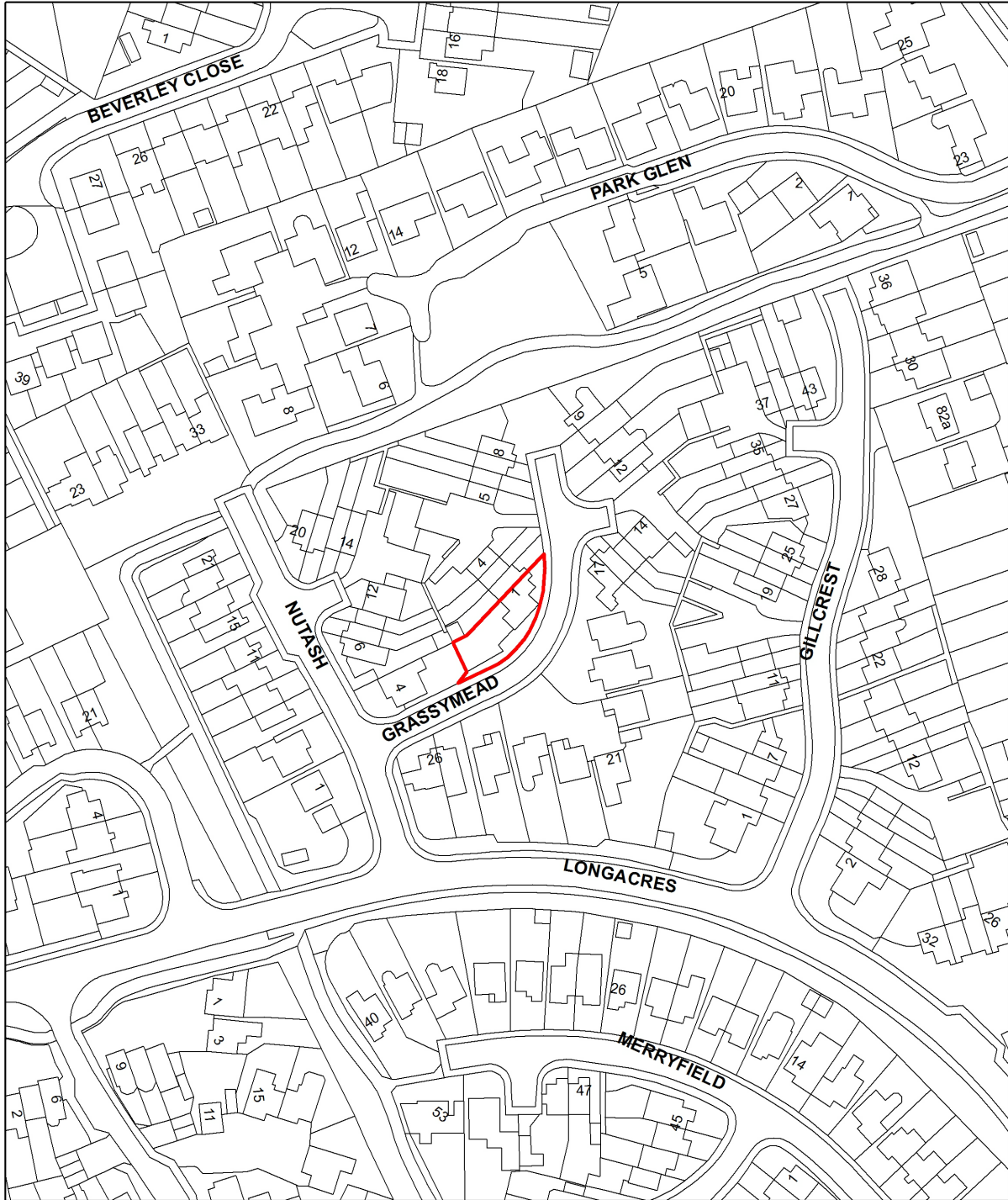
REASON: In the interests of highway safety; in accordance with Policy CS17 of the adopted Fareham Borough Core Strategy 2011.

***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



1 Grassymead  
Scale 1:1250

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