

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 12/12/2018**

**P/18/1130/FP  
MR & MRS E BAYER**

**FAREHAM EAST  
AGENT: BOTH CREATIVE**

TWO STOREY SIDE EXTENSION INCORPORATING DOUBLE INTEGRAL GARAGE

WOODCOTE LODGE, 6 BRIDGEFOOT DRIVE, FAREHAM, PO16 0DB

### ***Report By***

Kim Hayler – direct dial 01329 824815

#### ***1.0 Introduction***

- 1.1 The application is reported to the planning committee due to the number of third party comments received.

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

- 2.1 The application site comprises a large, modern detached dwelling accessed via a private drive serving four properties on the north side of Bridgefoot Drive. The dwelling is reasonably well secluded and at a lower level to the access drive which provides for ample car parking. The rear garden slopes quite steeply to the east. There are a number of trees in the gardens of the adjoining properties

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

- 3.1 This application seeks planning permission for a two-storey extension to the north western side of the property.
- 3.2 The extension would comprise a double garage at ground floor with a hobby room above.

#### ***4.0 Policies***

- 4.1 The following policies apply to this application:

##### **Adopted Fareham Borough Core Strategy**

CS17 – High Quality Design

##### **Adopted Development Sites and Policies**

DSP3 – Impact on Living Conditions

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

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:

<b>P/14/0863/FP PERMISSION</b>	Two storey side and rear extension 24 October 2014
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<b>P/97/0155/FP PERMISSION</b>	Two storey side extension and double garage 10 April 1997
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## **6.0 Representations**

6.1 Five comments have been received raising the following matters:

- The access to the property is very limited; previous building works has caused problems with lorries attempting to access the narrow lane;
- A car sales business is being conducted on these premises which emphasises the restricted access to the property;
- The application needs to be considered in conjunction with the current car sales business on the premises; the proposals appear as a self-contained business unit with show room, toilet, and office;
- If the application is permitted, deliveries should be restricted to use the property's rear access onto Lysses car park or the size and weight of vehicles should be restricted;
- Loss of light and over development of the site;
- If permitted there needs to be assurance from the Council that any damage caused to the boundary walls of Bridgefoot Drive is rectified and the Council has to be 100% sure that the extension is for private residential use;

6.2 One letter has been received raising no objection to the proposal provided the garage is used for no other purpose than that of a domestic garage.

## **7.0 Consultations**

7.1 None.

## **8.0 Planning Considerations**

8.1 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:

- a) Impact on the character of the area;
- b) Impact on neighbouring properties;
- c) Other matters.

a) Impact on the character of the area

8.2 Policy CS17 of the Fareham Borough Core Strategy requires that all new development should be sympathetic to the character of the surrounding area. Although the application site adjoins the Fareham High Street Conservation Area it is not part of it and the proposal does not impact upon its setting. The character of the area is established through the large detached dwellings, on good sized plots that are accessed from Bridgefoot Drive, to the north of East Street.

8.3 Although the application property has been extended in the past, it is well secluded such that, in particular, the two-storey side addition will not be prominent and although it will result in a wide front elevation, it is considered that this would still be proportionate to the site and would not be harmful to the character of the area.

b) Impact on neighbouring properties

8.4 The nearest neighbouring property lies to the north west, 5 Bridgefoot Drive. This property sits at a higher level and is separated by mature trees along its south-eastern boundary.

8.5 The extension would be sited 12 metres from a first-floor bedroom window and a ground floor kitchen window in this property. Officers have viewed the proposal from these windows. Due to the level changes and planting on the boundary the application property is only partially visible from the neighbouring property.

8.6 There are no windows proposed facing the neighbouring property.

8.7 Officers are satisfied the living conditions of the occupiers of the neighbouring property will not be materially harmed as a result of the extension.

c) Other matters

Business use

8.8 The representations mention the applicant running a business from the property. This matter is subject of an ongoing investigation and is separate

from this application. This current proposal before Members relates to a householder extension for the applicant and his family.

Use of the driveway

- 8.9 The access serving the application property and neighbouring properties is owned by 5 Bridgefoot Drive. The applicant has legal rights to use the drive. If any damage occurs to the drive during the construction phase, then this would be a civil matter between neighbours.
- 8.10 Officers have explored the applicant using the access from Lysses car park to facilitate deliveries to the site during construction, however the Council's Parking Services Manager considers this would not be a feasible option due to the height restriction barriers at the car park entrance and exit.

**9.0 Recommendation**

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun within three years of the date of the 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 hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

Existing elevation – 1A3  
Proposed elevations – 3A3  
Existing ground floor plans – 2A3  
Proposed ground floor plan – 1A3  
Proposed first floor plan – 2A3  
Site plan and site location plan

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

3. The garage hereby approved shall be used for purposes incidental to the residential use of the property, Woodcote Lodge and not for any business or commercial use.

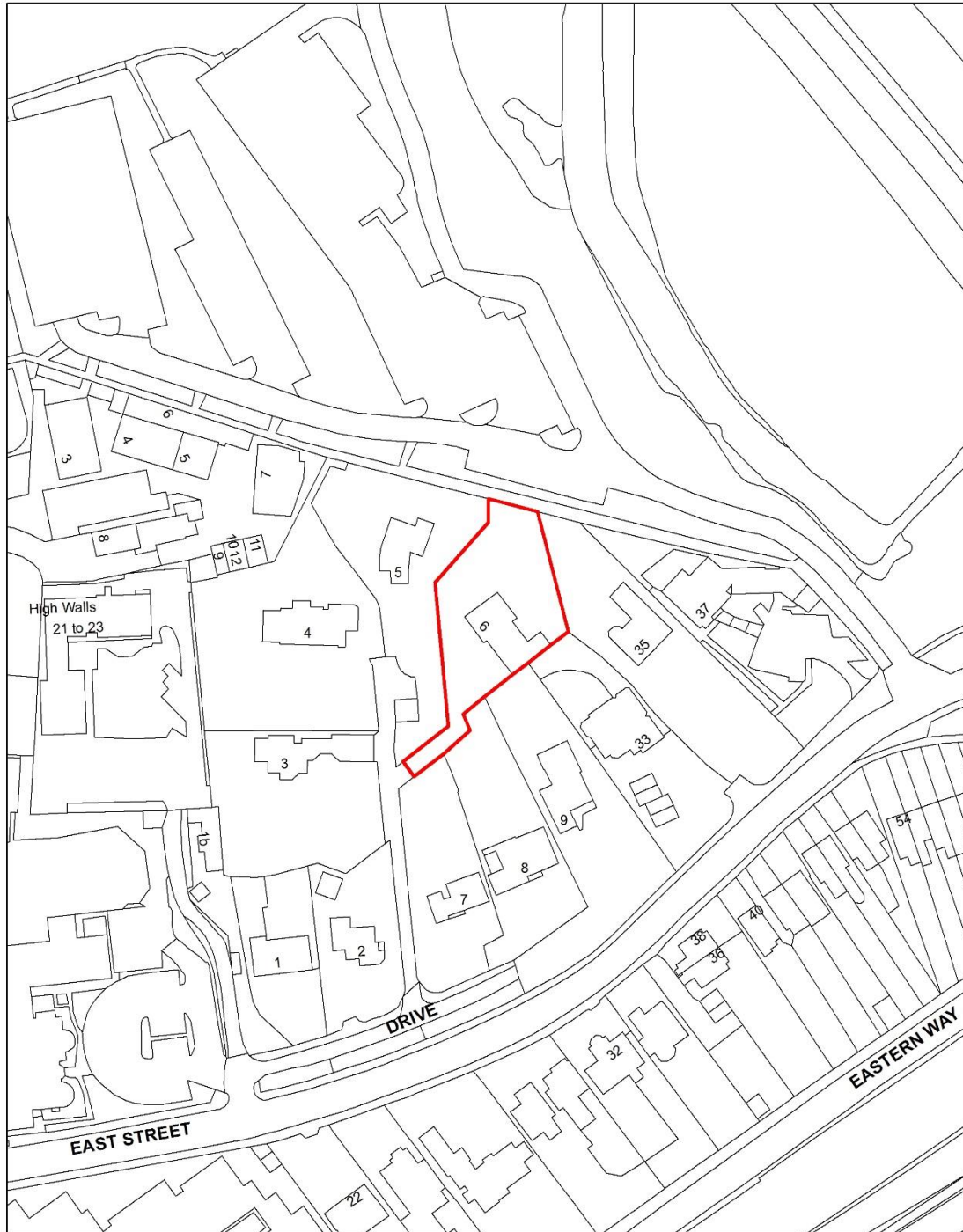
REASON: In the interests of the living conditions of neighbouring properties.

**10.0 Background Papers**

P/18/1130/FP

# FAREHAM

BOROUGH COUNCIL



Woodcote Lodge  
6 Bridgefoot Drive

Scale 1:1,250



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