

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 13/11/2019**

**P/19/1011/FP  
MR & MRS STEWART**

**WARSASH WARD  
AGENT: ROSENTHAL  
ARCHITECTURAL SERVICES**

ALTERATIONS AND AMENDMENTS TO EXISTING PROPERTY COMPRISING SINGLE STOREY SIDE EXTENSIONS, BALCONY ON THE REAR ELEVATION AND ALTERATIONS TO FRONT (SOUTH) ELEVATION. TRIPLE DETACHED SINGLE STOREY GARAGE AND GATED ENTRANCE TO BROOK AVENUE

OSBORNE HOUSE, BROOK AVENUE, WARSASH

### ***Report By***

Peter Kneen – direct dial 01329 824363

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

- 1.1 The application is reported to the Planning Committee due to the number of third party letters received.

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

- 2.1 The application site is located within the designated countryside between the settlements of Warsash and Sarisbury Green and presently comprises a one bedroomed maisonette flat with a triple garage at ground floor level. The property currently forms part of a single curtilage of Osborne House, a large, detached two storey dwelling set in substantial grounds within the private estate along Brook Avenue.
- 2.2 The site represents the former detached triple garage of Osborne House and is bounded by mature trees and vegetation restricting public views of the building which are only glimpsed through the boundary vegetation or from the existing main entrance to Osborne House along the western arm of Brook Avenue. The existing triple garage building is a single storey brick built structure with the main living accommodation currently set wholly within the roof and part of the existing ground floor area.

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

- 3.1 The proposals would see alterations and extensions to the former garage building from the permitted one-bedroom flat into a detached 5-bedroom dwelling through the provision of two modest wings on the eastern and western elevations, together with a balcony on the northern (rear) elevation and other modifications to the southern (front) elevation. In addition, a detached single storey garage building would be constructed on the newly

created boundary with Osborne House, together with the re-opening of a former access to Brook Avenue on the southern boundary of the site. This would include the provision of a new gated entrance.

#### **4.0 Policies**

4.1 The following policies apply to this application:

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

CS14: Development Outside Settlements

CS17: High Quality Design

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

DSP2: Environmental Impacts

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/19/0616/LU</b>	Use of the Garage Block and identified curtilage as a single independent residential unit
<b>APPROVE</b>	02/08/2019

<b>P/18/1274/LU</b>	Lawful Use of converted roof space above garage as ancillary accommodation associated with the main dwelling
<b>APPROVE</b>	29/01/2019

#### **6.0 Representations**

6.1 Nine third party letters of objection have been received to this application, from eight separate addresses. The main reasons for their objections are set out below:

- Development would set a precedent for further plot sub-divisions along Brook Avenue;
- The development would have a likely significant effect on the European Protected Sites and Ramsar Sites around the Solent;
- Development would be contrary to the Development Plan;

- Visual impact and appearance of the large detached garage close to the site entrance;
- New access would be created on a narrow, unlit street;
- Site within the designated Countryside;
- The construction works would have a detrimental impact on Brook Avenue.

## **7.0 Consultations**

7.1 No consultations have taken place as part of this planning application.

## **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) Principle of the development;
- b) Impact on residential amenity;
- c) Design and Appearance.

### **a) Principle of the Development**

- 8.2 The application proposal is submitted as a householder planning application, rather than the provision of a new dwelling in the countryside. The sub-division of the plot has already been established following the grant of a lawful development certificate in August 2019 (P/19/0616/LU) owing to the continuous use of the flat within the garage as a separate, independent unit of residential accommodation for a period exceeding 10 years.
- 8.3 Many of the third party letters of objection relate to the provision of a separate dwelling on the site and the likely significant effect the increased residential development on the site would have on the European protected sites. However, as set out above, the sub-division of the plot has been established over a period exceeding 10 years, and despite no physical works to separate the two sites have taken place, the site is already in residential use and the flat within the garage a separate independent unit of accommodation.
- 8.4 Another aspect of concern is the intensification of the use, from a one bedroom flat into a five bedroom family house. The Lawful Development Certificate confirmed that the entire structure of the garage building (with flat over) had been used independently from the main house at Osborne House, and therefore internal works could readily be undertaken to convert the garage building into a larger property without the need for planning permission.

- 8.5 Therefore it is considered that the principle of development has been established following the lawful development certificate granted earlier in 2019, and as such, given the proposal does not relate to the provision of new residential dwellings within the catchment of the Solent, the development would not have a likely significant effect on the integrity of the European Protected Sites or Ramsar site.

#### **b) Impact on Residential Amenity**

- 8.6 The site is located in a relatively secluded environment with the only directly affected residential dwelling being that of the main Osborne House to the west of the property. Since the original submission, amendments have been made to ensure the proposed detached garage building is substantially reduced in scale. The entire first floor accommodation has been removed and the roofline reduced to a barn hipped structure, thereby reducing its massing and visual impact on the outlook from Osborne House.
- 8.7 In addition, the proposed balcony on the northern elevation will incorporate a 1.8m high obscure glazed screen on the western side to prevent direct overlooking to Osborne House. This could be conditioned to be retained for the lifetime of the development.
- 8.8 Since these amendments, it is considered that the proposals would not have an unacceptable adverse impact on the living conditions of neighbouring occupiers, and they therefore accord with Policy DSP3 of the adopted Local Plan.

#### **c) Design and Appearance**

- 8.9 The application comprises the construction of two small wings to the existing building in order to provide additional living accommodation to suit the needs of the occupiers. The roof form of the overall structure largely remains unchanged although alterations to the southern elevation will be made to formalise it as the main front elevation of the building.
- 8.10 The design and appearance of the proposed enlargements are in keeping with the overall design pattern of the existing building and are subservient to the overall structure. The design is therefore considered acceptable and accords with the advice in the Council's adopted Design Guidance SPD.
- 8.11 The design of the garage building is also reflective of the main structure, and with the reduced bulk and massing of the roof form, is considered to be

acceptable in scale when compared to other detached garage structures found along Brook Avenue.

- 8.12 It is therefore considered that the proposal accords with the adopted Design Guidance and Policy CS17 of the adopted Core Strategy.

## **9.0 Recommendation**

### **9.1 GRANT PLANNING PERMISSION**

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To allow a reasonable time period for work to start and to comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- i) Location Plan (Drawing: Design3A – 18.09.19 PG NO: 13);
- ii) Existing Site Plan (Drawing: Design5A – 30.10.19 PG NO: 01);
- iii) Proposed Site Plan (Drawing: Design5A – 30.10.19 PG NO: 02);
- iv) Existing GF Plan (Drawing: Design5A – 30.10.19 PG NO: 03);
- v) Proposed GF Plan (Drawing: Design5A – 30.10.19 PG NO: 04);
- vi) Proposed Garage GP Plan (Drawing: Design5A – 30.10.19 PG NO: 05);
- vii) Existing FF Plan (Drawing: Design5A – 30.10.19 PG NO: 06);
- viii) Proposed FF Plan (Drawing: Design5A – 30.10.19 PG NO: 07);
- ix) Proposed Garage FF Plan (Drawing: Design5A – 30.10.19 PG NO: 08);
- x) Existing Elevations (Drawing: Design5A – 30.10.19 PG NO: 09);
- xi) Proposed Elevations (Drawing: Design5A – 30.10.19 PG NO: 10);
- xii) Proposed Elevations (Drawing: Design5A – 30.10.19 PG NO: 11); and,
- xiii) Proposed Garage Elevations (Drawing: Design5A – 30.10.19 PG NO: 12).

REASON: To avoid any doubt over what is permitted.

3. The development hereby permitted shall be constructed using external materials and finishes as specified on the planning application forms. There shall be no deviation from these materials and finishes unless otherwise agreed in writing with the Local Planning Authority.

REASON: To secure the satisfactory appearance of the development.

4. The garage building hereby permitted shall not be used for any purpose other than as a private and domestic garage incidental to the enjoyment of the associated dwelling.

REASON: To accord with the terms of the application and to safeguard proper planning of the area.

5. The development hereby approved shall not be brought into use until the 1.8 metres high privacy screen on the balcony indicated on the approved plans has been erected. The screening shall subsequently be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

#### **11.0 Background Papers**

*[P/19/1011/FP]*

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