

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 13/11/2019**

**P/19/0926/FP**

**MR MILES BOOSEY AND MS KATIE  
MALLIN**

**PORTCHESTER WEST**

**AGENT: MR KENNETH ROSS**

**DEMOLITION OF EXISTING OUTBUILDING AND ERECT A SINGLE STOREY  
DETACHED ANNEXE**

**50 LINDEN LEA, PORTCHESTER**

### ***Report By***

Emma Marks – direct dial 01329 824756

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

- 1.1 This application is reported to the Planning Committee due to the applicant being related to a member of staff employed by the council.

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

- 2.1 The application site comprises of a semi-detached dwelling on the northern side of Linden Lea which is to the north of The Hillway. The property benefits from a large north facing rear garden which has a slight incline to the rear.

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

- 3.1 Permission is sought for the construction of a single storey detached annexe at the bottom of the garden. An existing outbuilding would be demolished.

#### ***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

DSP46: Self-Contained Annexes and Extensions

**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 There is no relevant planning history.

**6.0 Representations**

6.1 No letters of representation have been received.

**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) Design of the proposal
- b) Annexe Use
- c) Impact on neighbouring property occupiers
- d) Parking

**a) Design of the proposal**

8.2 The building would be constructed from brickwork with a tiled dual pitched roof. The external measurement are 8.9 metres depth, 7.6 metres wide and 4.2 metres high. The roof design of the building is in keeping with the style of the host property and due to its' location would not be seen by the public outside of the site. The annexe would comprise of living, bedroom, kitchen and bathroom accommodation.

**b) Annexe use**

8.3 The applicant has confirmed in a planning statement that the unit is proposed to be used as a residential annexe for two relatives. The site is not proposed to be sub-divided in anyway, there is adequate parking and a condition will be imposed to ensure that the unit is occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property as a single dwelling and shall at no time be occupied separately as an independent unit of accommodation.

8.4 Officers are of the view that the application meets the requirements set out in Policy DSP46 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

**c) Impact on neighbouring properties**

- 8.5 The proposed annexe building would be positioned at the bottom of the garden. To the rear of the site is a school playing field so there are no neighbour issues created in that direction. The neighbours that adjoin the application site, benefit from long rear gardens; the outbuilding will be 25 metres away from the closet neighbour. There is a change in levels so the building will be slightly higher than the neighbouring properties but due to its modest size and the distance achieved, officers are satisfied that a detrimental impact on neighbouring property occupiers with regards to light, outlook and privacy would not be created.

**d) Parking**

- 8.6 The site can currently provide three parking spaces to the front of the main dwelling which is sufficient to serve the main dwelling and the proposed annexe. Officers are satisfied that the development meets the standard parking requirements within the Council's adopted parking SPD.

**9.0 Recommendation**

- 9.1 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 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 shall be carried out in accordance with the following approved documents:

- a) Proposed Elevation and Floor Plans – Drawing number  
Mallin/Portchester/2019/01

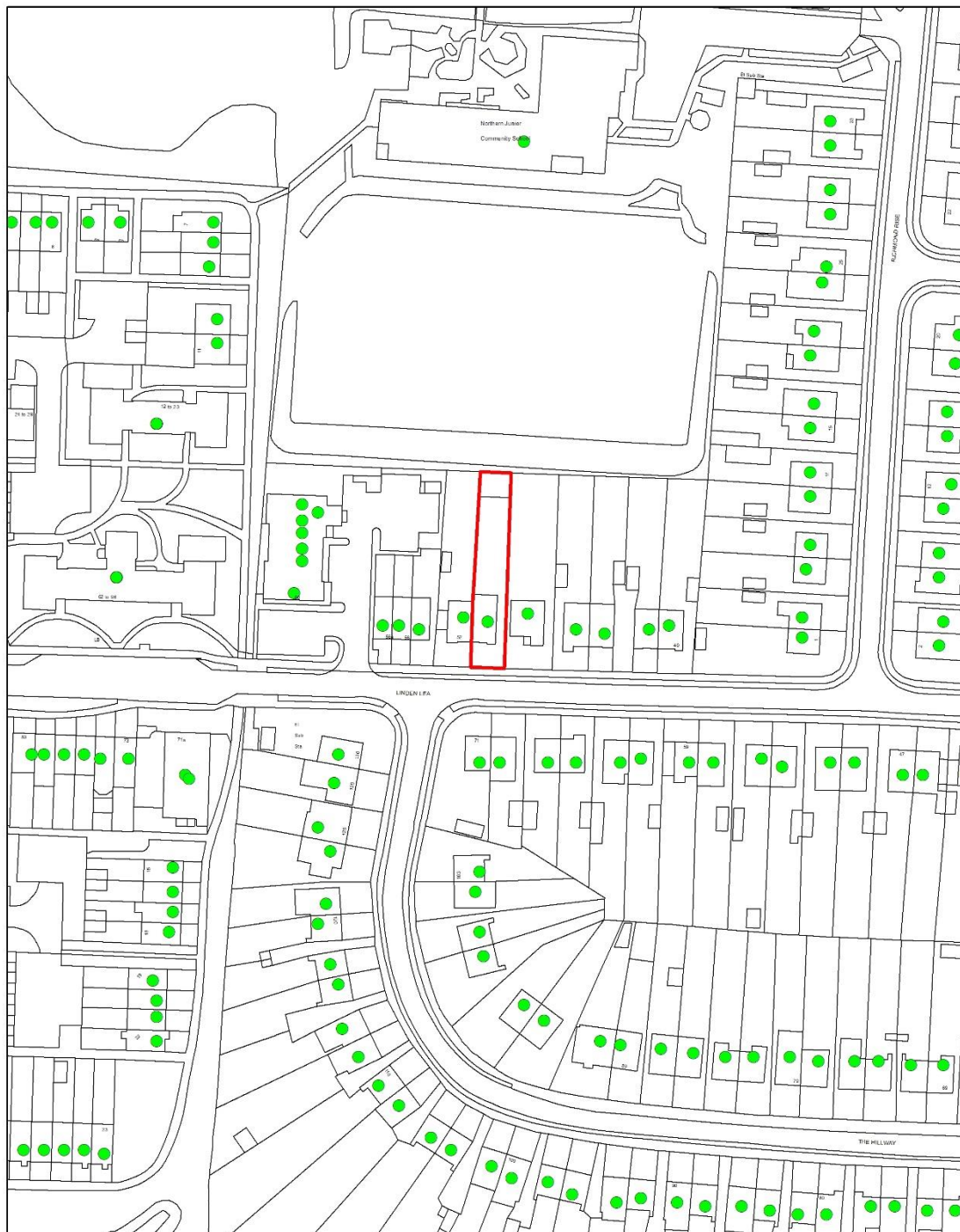
REASON: To avoid any doubt over what has been permitted

3. The annexe accommodation hereby permitted shall be occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property as a single dwelling and shall at no time be occupied separately as an independent unit of accommodation.

REASON: The site is incapable of accommodating a separate unit of accommodation and to ensure adequate internal and external space.

# FAREHAM

## BOROUGH COUNCIL



50 Linden Lea

Scale 1:1,250



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