

OFFICER REPORT FOR COMMITTEE

DATE: 24/06/2020

P/20/0295/FP
MR KEVIN HAYTER

FAREHAM NORTH-WEST
AGENT: DWELL DESIGN

DETACHED FRONT GARAGE

22 BARTLETT CLOSE, FAREHAM

Report By

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1.0 Introduction

1.1 This application has been called onto the Planning Committee Agenda at the request of local ward Member, Councillor Peter Davies, on the following grounds:

- a) The development would have a serious visual impact on that cul de sac of Bartlett close, as the application site currently has an open aspect, which provides an amenity value to local residents.
- b) Such a prominent large garage is out of character in that area
- c) It would severely impact on 77 Highlands Road

2.0 Site Description

2.1 This application relates to a linked attached dwelling on the north-east side of Bartlett Close which is to the west of Frosthole Crescent. The property is located at the end of a cul-de-sac. There is a slight change in land levels on the site with the land falling from the north-west to south-east.

2.2 The property is within the designated urban area

3.0 Description of Proposal

3.1 Planning permission is sought for the erection of a detached garage at the front of the property. The garage is proposed to measure 5.5 metres in width, 5.4 metres in depth with a maximum eaves height of 2.4 metres and a maximum ridge height of 4 metres.

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 None

6.0 *Representations*

6.1 Five representations have been received which raise objection on the following grounds:

- The garage is oversized for the available space and will be dominant in the view of neighbouring properties.
- The ownership of three garages for this modest property appears out of proportion
- There is a covenant to restrict any structures forward of the front wall of the property
- The garage would contravene the frontage borders of the houses in the area breaching the grass frontages
- The proposed double garage bearing in mind its size and height compared to the other properties in the Close would be totally out of character with the estate
- The proposal would mean a significant loss of open green space at the end of the Close, which currently benefits all the neighbours outlook
- The proposed double garage would significantly overshadow a neighbouring conservatory at 77 Highlands Road, due to the position and height of the plan
- The position of the proposed soakaway bordering onto the edge of 77 Highlands Road and 21 Bartlett Close brings the risk of flooding those gardens due to the main substrate of the land being clay.
- Loss of light
- Concern is that the proposed double garage may be used for commercial purposes
- We want a guarantee that the concrete piles of our home will not be compromised.

7.0 *Consultations*

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 and the street scene
- b) Impact on neighbouring property occupiers
- c) Parking
- d) Other matters

a) Design of the proposal and the street scene

8.1 The property is located at the end of a cul-de-sac within Bartlett Close. The style of the estate is made up of 1970's gable end semi-detached and linked detached dwellings with garages. The properties are positioned either side of the road with a grassed area at the end of the cul-de-sac in front of the application site. A separate housing development consisting of detached properties was built to the west of Bartlett Close, which gain access off Highland Road but can be viewed when entering the close.

8.2 Permission is sought to erect a detached double garage forward of the front elevation of 22 Bartlett Close. The garage would be set a minimum 2.5 metres from the front of the dwelling and achieves a minimum distance of 5.2 metres to the pavements edge.

8.3 The representations received have raised the concern that the garage is too large and its positioning on the grassed area would mean a significant loss of open green space, breaching the building line. The garage is proposed with a maximum ridge height of 4 metres with a dual pitched roof. Officers are of the view that the size of the structure is fairly standard for a double garage and it would not result in an overbearing form of development within the road.

8.4 Officers agree that the garage would reduce the amount of grassed area at the end of the cul-de-sac. However, the structure will be positioned close to the main house and a large amount of grass area/openness would still remain within the street scene. There would be no harmful effect on the character or appearance of the streetscene as a result.

b) Impact on neighbouring property occupiers

8.5 The concern has been raised that the garage would reduce the light to a neighbour's conservatory and sitting room. The neighbouring property to the west is a large detached dwelling which has a rear conservatory approximately one metre away from the side boundary at a slightly higher level.

- 8.6 The garage is proposed one metre from the western boundary of the site and would extend in front of the eastern elevation of the conservatory. Officers are of the view that as the conservatory benefits from light/outlook from the rear and the other side elevation, the level of light reduction would not be to a detrimental level that would justify refusal of this application.

c) Parking

- 8.7 As part of the development the drive will be altered, and two car parking spaces will be created in front of the garage. The property has three bedrooms and the council's parking standards require a minimum of two car parking spaces to be provided, therefore the proposal meets the requirements and no parking concerns are raised.

d) Other matters

- 8.8 It has been raised that there is some restriction within the covenants for the Close and the garage is beyond the building line. However, covenants are separate legal restrictions which are not controlled through the planning process and therefore cannot be considered. Officers have assessed the proposal in relation to the building line and are of the opinion that it would not have an adverse impact on the character of the streetscene.
- 8.9 Concern has also been raised that a proposed soak-away would be inadequate to deal with the rainwater off the garage due to the clay soil. The details within the planning application proposes a soak-away which is considered acceptable with regards to planning and due to the size of the structure Building Control could not assess the proposal or rainwater provisions.
- 8.10 One concern raised was the garage would be used for commercial use. The application has been submitted for a building which has been considered on the basis of it being used incidental to the enjoyment of the dwelling. In the scenario that the building was to be used for business purposes, this may trigger the need for a change of use application depending on whether or not a material change of use occurs, the merits of which would be considered at that time.
- 8.11 A guarantee has been requested that the garage doesn't compromise the concrete piles which a neighbour's property has been constructed on. However, if damage does occur to a neighbour home through the result of the development, this is not an issue controlled through the planning process and would be a separate civil matter between the property owners.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin 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 site plans – Drawing number (sk)02 revision a

b) Proposed elevations – Drawing number (sk)03 revision a

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

3. The development hereby permitted shall not be brought into use until two car parking spaces have been provided within the curtilage of the site in accordance with the approved site plans. These parking spaces shall thereafter be retained and kept available at all times.

REASON: To ensure adequate parking provision within the site.

10.0 Notes for Information

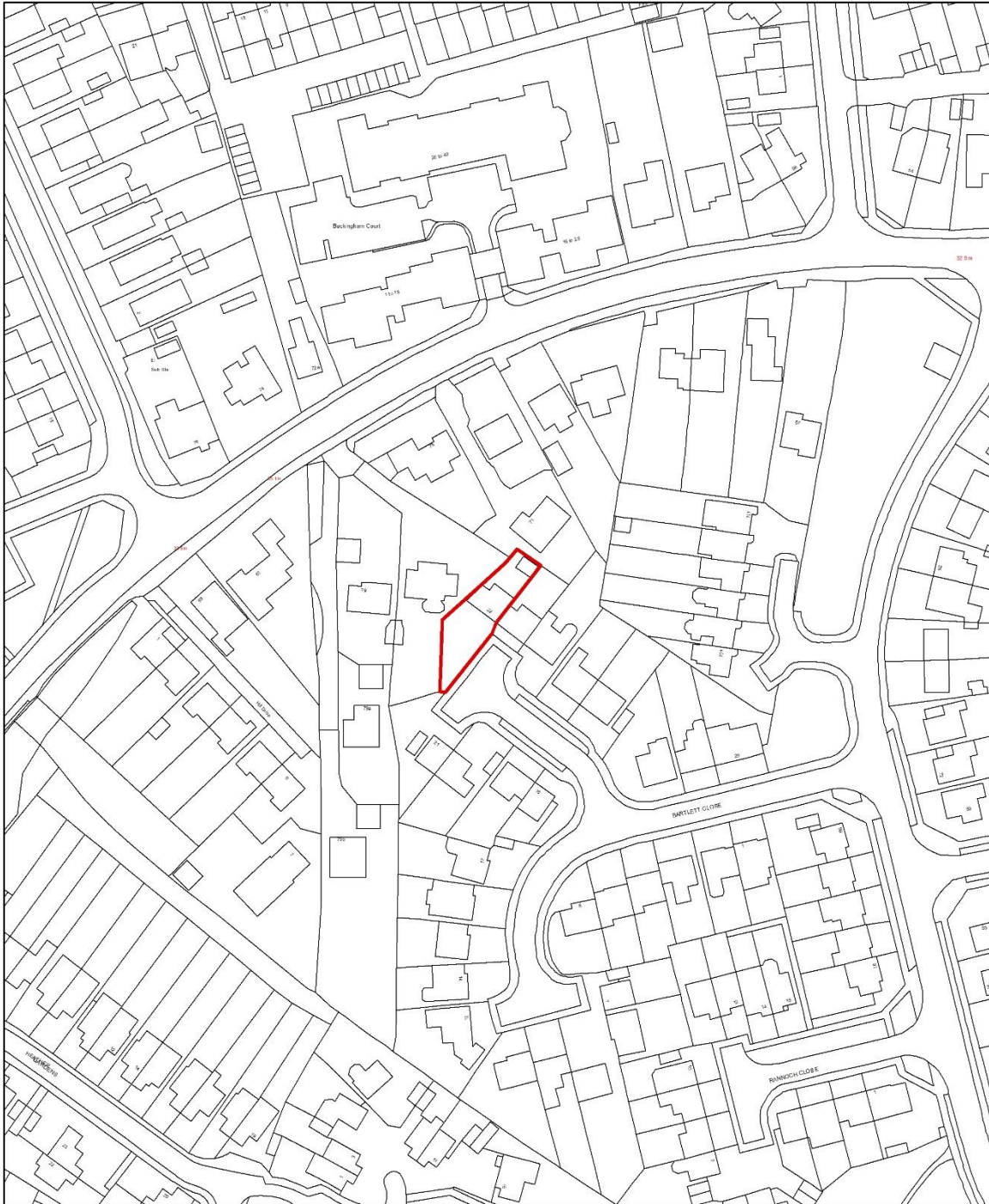
None

11.0 Background Papers

P/20/0295/FP

FAREHAM

BOROUGH COUNCIL



22 Bartlett Close

Scale 1:1,250

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