

## OFFICER REPORT FOR COMMITTEE

DATE: 16/09/2020

P/20/0635/FP  
MR & MRS COPPERWHEAT

FAREHAM WEST  
AGENT: LES ROSENTHAL

GARAGE CONVERSION TO HABITABLE ROOM & FRONT SINGLE STOREY EXTENSION. DRIVEWAY TO FIT 4 CARS & DROP KERB.

4 Justin Close, Fareham, PO14 1SY.

### **Report By**

Sander Strandberg – direct dial 01329 824702

#### **1.0 Introduction**

1.1 This application is reported to the Planning Committee due to the number of third-party representations received, which consist of eight representations of objection from eight different households.

#### **2.0 Site Description**

2.1 The application property consists of a two-storey detached dwellinghouse located on the southern part of Justin Close within Fareham. The property is within the designated urban boundary.

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

3.1 Planning permission is sought for the erection of a single storey extension to the front of the property, to increase the size of the lounge and the hallway. The proposal also seeks to convert the existing garage to habitable space (kitchen area) and form a new hardstanding upon the frontage of the property for vehicular parking spaces.

3.2 Since the original submission, the applicant has agreed to amend the external finish from render to brickwork to match the remainder of the existing dwelling. No amended plans have yet been received, and as such a condition is proposed to be imposed requiring the materials of the extension to match those on the existing property.

#### **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**

DSP2: Environmental Impact

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 Eight letters of representation from eight different households have been received objecting to the application on the following grounds: -

- The windows are not in keeping with the character of the street.
- The windows have already been replaced at the property but had not been replaced when the application was submitted. The existing plans showing the new windows does not reflect the true situation.
- The use of render is not in keeping with the character of other dwellinghouses along the street.
- The proposed drop kerb is on the bend of the access road and has a restricted sight line for vehicles accessing and leaving Justin Close and Silver Birch Avenue.
- The proposed extension is out of keeping with the rest of the buildings along the street.
- The length of time of ongoing works at the property.
- The kerbstones to be removed give protection to pedestrians on a defined pavement as well as help to calm traffic flow along the road.
- The development will result in noise and disruption to a quiet close.

### **7.0 *Consultations***

EXTERNAL

7.1 Hampshire County Council (Highway Authority)

No objection received. A separate licence application will need to be sought for the provision of the dropped kerb.

### **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) Impact on occupiers of neighbouring properties
- c) Parking and highways implications

**a) Design of the proposal**

- 8.2 The proposal is for a single storey extension to the front of the property, incorporating a conversion of the existing integral garage to habitable space. The dwellinghouses along Justin Close and Silver Birch Avenue are constructed in a neo-Georgian style, with a brick finish and tiled roofs.
- 8.3 The proposed front extension will be relatively modest in scale, occupying a total area of approximately 11sqm. It will include extending the front elevation of the existing garage by approximately 0.4metres, continuing this projection along the front elevation of the dwellinghouse, leaving approximately 0.7metres of the existing front elevation undeveloped. The proposed extension will project approximately 1.5metres from the front elevation of the dwellinghouse. The proposed structure will not project beyond the principal elevation of the neighbouring property to the south of the site.
- 8.4 Several third parties have raised concerns about the replacement of the existing uPVC windows, which have a Georgian sash style design, with plain white uPVC windows. The replacement of the windows at the property is not considered to fall under development requiring planning permission, as set out within Section 55 of the Town and Country Planning Act 1990. As the replacement of windows does not require planning permission and the works have already been carried out at first floor level, this does not form a material consideration in the determination of the application. While the proposed change of windows will not be considered as part of this application, it is noted that several dwellinghouses along Silver Birch Avenue have previously replaced their uPVC Georgian sash style windows with plain casement uPVC windows.
- 8.5 Officers have considered the concerns raised regarding the proposed render finish of the front extension. It is considered that the use of render at the property would introduce an entirely new material within the development, and as such, would appear incongruous within its surroundings. These concerns were raised with the applicant, who has agreed to use bricks instead of render to match those on the existing dwelling. Amended plans have been requested to show this change.
- 8.6 Further concerns have been raised about the proposed extension appearing out of keeping with existing development along Justin Close and Silver Birch Avenue. The two streets are characterised by a mixture of different house types, constructed within a Neo-Georgian style. Concerns have also been raised about the replacement of the flat roof of the existing garage with a mono-pitched roof.
- 8.7 The properties along the western side of Justin Close have a different design from those along the eastern side. Along the western side of the street, the garages are integral with an upper floor of habitable space, which in turn have dual-pitched roofs. Along the eastern side, several properties including the application site, have integral garages with a forward projection and a flat roof. There are however variations along the eastern side of the street where the neighbouring property to the north of the application site has a detached

garage and another property at the end of the street has a side garage which is set back significantly from the front elevation of the property. Further, by the junction of Justin Close and Silver Birch Avenue there is a further detached garage, while at the end of Silver Birch Avenue a significant number of the integral garages are connected to front porches which both have mono-pitched roofs.

- 8.8 As such, it is considered that the area is characterised by the prevalence of a range of different house and garage designs, as well roof types. It is therefore not considered that the proposed mono-pitched roof design will appear out of keeping with the character of the surrounding area. There is no singular established building design along the street from which the proposed development would deviate.
- 8.9 The proposed structure will be constructed using bricks and tiles for the roof. These materials reflect those employed within the existing dwellinghouse and within the surrounding development. It is considered that these traditional materials will ensure a visual harmony between the existing and proposed developments.
- 8.10 While there is no clear established building line along Justin Close, no dwellinghouse projects significantly closer to the highway than the others. The dwellinghouse at the application site is set back slightly from the neighbouring property to the south. The proposed extension will not project beyond the principal elevation of the neighbouring property, ensuring that the existing pattern of development is maintained and that it will not appear incongruous within its setting.
- 8.11 The design, mass, scale and materials of the proposal are considered to be proportionate, respond positively to and be respectful of the key characteristics of the area.

***b) Impact on occupiers of neighbouring properties***

- 8.12 The proposed development will be relatively modest in scale, occupying an area of approximately 11sqm, set to the front of the host dwellinghouse. It will be single storey, with a mono-pitched roof with total a height of approximately 3.5metres. The structure will not project beyond the neighbouring property to the south of the application site and will extend the projection of the existing garage by approximately 0.4metres. It is therefore not considered that the proposed development will appear overbearing within its surroundings, or that it will result in an unacceptable loss of light to neighbouring properties.
- 8.13 The proposal involves the addition of fenestration in the form of windows on the front elevation of the proposed extension, as well as a window on the northern elevation and a window upon the southern elevation. The proposed fenestration on the front elevation reflects the direction of existing fenestration at the property. The windows proposed upon the northern and southern elevations will be ground level and will face the garages of the neighbouring properties. The window on the northern elevation is also set within the existing structure, and could therefore be inserted under permitted

development rights. It is therefore not considered that the proposed development will result in an unacceptable level of overlooking on neighbouring properties.

- 8.14 Concerns have been raised about the period of time that works have been carried out at the property. The works that have been carried out at the property are not considered to fall under development requiring planning permission. The length of time that previous works have been undertaken therefore falls outside the control of the planning system. Furthermore, while a development must be begun within three years of a planning permission being granted, there are no set time limits within which the development must be completed. It is therefore not considered that these concerns constitute a material planning consideration within this decision.
- 8.15 For the reasons set out above, it is not considered that the proposed development will have an unacceptable adverse impact upon living conditions on the site, or neighbouring development, by way of loss of sunlight, daylight, outlook or privacy.

***c) Parking and Highways***

- 8.16 Justin Close is an unclassified road. Planning permission is therefore not required to drop the existing kerb along the road in order to widen the existing access. A separate permission is required with Hampshire County Council as the Local Highway Authority to be able the works to be carried out.
- 8.17 As the Local Highway Authority, Hampshire County Council have been consulted on the proposed developments. No objections have been received. There are no allocated parking spaces on Justin Close where the new extended access will be created.
- 8.18 The proposed development will result in the loss of vehicular parking within the existing garage. It is however important to note that the parking space provided within the garage does not meet the minimum size for parking spaces as set out within the Fareham Residential Car & Cycle Parking Standards Supplementary Planning Document (SPD).
- 8.19 The proposal involves extending the hard surface to the front of the property to provide parking for four vehicles. The proposal involves extending the hard surface to the front of the property to provide parking for four vehicles. The proposed hardstanding will be constructed using block paving. An open grate drain will run across the front of the property to collect any excess runoff of water and channel the wastewater to the existing drain on the property.
- 8.20 Concerns have been raised about the potential restricted sight line from the property resulting from the extended access. It is noted that the vegetation has been removed at the application site, improving the line of sight at the access. The neighbouring property to the south of the site (2 Justin Close), is sited immediately adjacent to a mature, tall hedge on the bend along Justin Close. This property has a wider dropped kerb access than the application site with a less clear line of sight.

- 8.21 For the reasons as set out above, it is not considered that the proposed new access will have any significant detrimental impact upon parking and highway safety along Justin Close.

## **9.0 Recommendation**

- 9.1 Subject to receipt of satisfactory amended plans showing the use of brick instead of render in the construction of the front extension;

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) Location Plan (Drawing: 08);
  - b) Existing and Proposed Site Plan (Drawing: Design 3A – 24.06.20: 01);
  - c) Existing GF Plan (Drawing: Design 3A – 24.06.20: 02);
  - d) Proposed GF Plan (Drawing: Design 3A – 24.06.20: 03);
  - e) Existing FF Plan (Drawing: Design 3A – 24.06.20: 04);
  - f) Proposed FF Plan (Drawing: Design 3A – 24.06.20: 05);
  - g) Existing Elevations (Drawing: Design 3A – 24.06.20: 06); and,
  - h) Proposed Elevations (Drawing: Design 3A – 24.06.20: 07).REASON: To avoid any doubt over what is permitted.
3. The development hereby permitted shall be constructed using external materials and finishes to match those on the existing dwellinghouse in colour, texture, form and composition. There shall be no deviation from these materials and finishes unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of visual amenity.

## **10.0 Background Papers**

[P/20/0635/FP]

# FAREHAM

BOROUGH COUNCIL



4 Justin Close  
Scale 1:1,250

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