

P/13/0359/FP

MR & MRS C RAWDING

FAREHAM SOUTH

AGENT: DAVID BENNETT
ARCHITECTS

CONSTRUCTION OF ONE BEDROOMED SINGLE STOREY ANNEXE FOR ELDERLY
RELATIVE

80 FAIRFIELD AVENUE FAREHAM HAMPSHIRE PO14 1EL

Report By

Susannah Emery Ext 2412

Site Description

This application relates to an end of terrace dwelling within the urban area to the north of Fairfield Avenue. The dwelling currently has a detached garage and hardstanding used for car parking to the rear which are accessed via a rear service road from St Anne's Grove. This is also shared with the six other dwellings which form the terrace. There is a grassed pathway which runs past the western side of the dwelling and along the entire length of the plot to meet the rear service road.

Description of Proposal

Planning permission is sought for the erection of a single storey detached one bed annexe. The annexe would measure 6.6 metres in width, a maximum of 9.9 metres in depth with a ridge height of 4.2 metres. The annexe would be erected at the end of the rear garden resulting in the demolition of the existing garage. It is proposed to provide a dropped curb and two parking spaces on the frontage of the dwelling to compensate for the loss of the garage and hardstanding area.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

Fareham Borough Local Plan Review

H9 - Annexes For Dependent Relatives

Representations

One letter has been received raising the following concerns;

- We would like confirmation that the annexe could at no time be sold or let as an independent dwelling
- The right of way to the side and rear of the application site should not be blocked
- Parking should be provided to the front of the dwelling and not on the right of way
 - Access to the garage of the neighbouring property should not be obstructed during construction
- Building materials should be stored in the garden and tradesman's vehicles should not be parked on the right of way
- If drainage is provided within the right of way than it must be reinstated to its former condition and the works should be completed as soon as possible

Consultations

Director of Planning & Environment (Highways) - No objection subject to conditions to secure new vehicular access, parking and visibility splays.

Director of Regulatory & Democratic Services (Environmental Health) - No objection

Planning Considerations - Key Issues

Policy H9 of the Fareham Borough Local Plan Review relates to the provision of annexes for dependant relatives. The policy is generally permissive of annexes subject to meeting certain criteria such as providing adequate car parking and amenity space. As the annexe is detached a legal agreement is being sought to prevent the annexe from being sold or let separately to the existing dwelling or for use for commercial purposes. It is considered that the proposal would comply with Policy H9 and the principle of the development is therefore considered acceptable.

The existing dwelling has a reasonable sized plot and a garden measuring approx 15.5 metres would be retained between the proposed annexe and the rear of the dwelling. The annexe would therefore be a minimum of 15.5 metres from the adjoining property. It is therefore not considered that the proposal would have a detrimental impact on the adjoining property in terms of loss of light or outlook.

The occupants of the adjoining property (No.78) have raised concerns that the right of way to the rear and to the west side of the application site should not be obstructed at any time by parked vehicles or building materials. The proposal includes the provision of two car parking spaces on the frontage of the dwelling which is considered adequate car parking provision to meet the needs of the residents of the existing dwelling and the annexe. If planning permission is granted an informative would be added to the decision notice to request that the shared access to the rear of the terrace of dwellings is not obstructed by tradesman's vehicles or building materials during the construction phase. The Council would however not enforce private rights of way and if there are concerns that access is being obstructed then this would be a private legal matter.

The proposal complies with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Core Strategy and is considered acceptable.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, highway safety or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

Subject to the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to ensure the annexe is not sold or let as a separate dwelling or used for any commercial purpose, by 31 July 2013.

PERMISSION: Materials to be agreed, Parking, Vehicular Access, Visibility Splays

OR

In the event that the applicant/owner fails to complete the requisite Section 106 Agreement by 31 July 2013

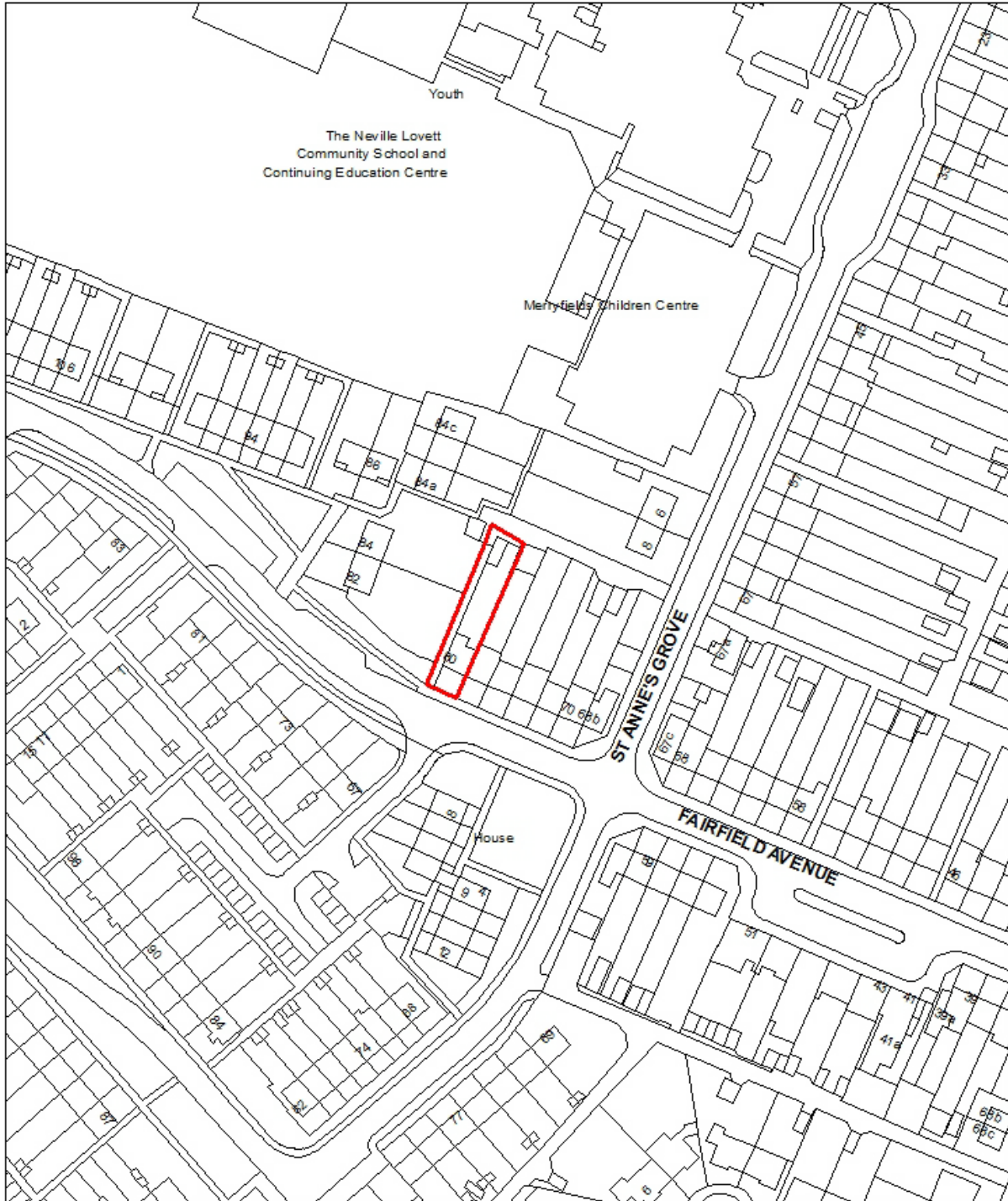
REFUSE: Contrary to policy to ensure annexe is not used as a separate dwelling or for any commercial purpose.

Background Papers

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FAREHAM

BOROUGH COUNCIL



80 Fairfield Avenue
Scale 1:1250

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