

**P/13/0567/FP**

**TITCHFIELD COMMON**

MR & MRS M GODWIN

AGENT: MR MARTIN REYNOLDS

CONVERSION OF DRIVE THROUGH GARAGE TO HABITABLE ROOM

4 CAMINO COURT FAREHAM HANTS PO14 4FX

***Report By***

Simon Thompson - Ext. 4815

***Amendments***

This application has been amplified by email dated 22nd July 2013 confirming the number of bedrooms at 4 Camino Court.

***Site Description***

This application relates to 4 Camino Court, a 3 bedroom house with integral car port/through garage and front drive located on the northwest side of Camino Court.

The property is within the urban area and part of a recently developed housing site to the east of Hunts Pond Road.

***Description of Proposal***

This application seeks permission to convert the existing car port into a dining room.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

***Relevant Planning History***

The following planning history is relevant:

P/09/0702/FP - Erect 73 dwellings (3x 1 bed flats, 13x 2 bed flats, 56x 3 bed houses & 1x 4 bed house) with new access & open space - Permission 4th May 2010

***Representations***

Two emails have been received from 7 and 8 Camino Court, commenting that:

8 Camino Court:

- If planning permission is considered on a case by case basis, then I support these proposals, particularly as the wall for the conversion has been in position since last year. We have become used to their displaced car parking patterns;
- The slight concern is that this is one of 11 such houses with car ports, and this proposal may set a precedent for the ten others to do the same, causing more cars on already over crowded roads; and
- I have accepted that it is just the downside of new build development that parking spills out onto the roads despite most houses being given two spaces, but after this house please do

not allow planning permission to too many other houses to reduce to one private space.

7 Camino Court:

- I agree with the previous comments;
- If all these 'Avington' style houses converted their garages, this would create a substantial parking issue for a very small, over-crowded road (and estate);
- All properties are in ownership of 2+ cars and therefore reducing the available spaces from 3 per house to 1 will have consequences for the rest of the neighborhood;
- There is already a noticeable parking problem for the road when visitors are present;
- The 'Avington' houses have a large driveway, it is unnecessary to create a scenario where all properties park in front of their houses. It becomes crowded and unsightly as well as difficult to drive, turn or move in; and
- Whilst a conversion for number 4 in isolation wouldn't be too much of a problem, if all other houses did the same, it would become one.

### ***Consultations***

Director of Planning and Environment (Highways)- This is a partial retrospective application as much of the work has been completed to convert this car port to a habitable room.

The property was built as approved, with a car port and a parking space in front.

The loss of the car port would be detrimental to the parking stock in the area and would be likely to increase the incidence of on-street and obstructive parking in this small cul de sac where likely parking demands have been carefully identified.

Accordingly, a highway objection is raised to the application on the following ground -

The proposed development, because of the resultant loss of parking space, would be likely to encourage the parking of vehicles on the public highway and in other areas which would be inconvenient and obstructive to general movement in this cul de sac.

### ***Planning Considerations - Key Issues***

Planning permission for the dwelling at 4 Camino Court was granted on 4th May 2010 under planning application reference P/09/0702/FP. Condition 9 of that planning permission reads as follows:

"None of the dwellings hereby permitted shall be first occupied until the car parking (including garages) and bicycle storage area relating to them as shown on the approved plan have been laid out/constructed and made available. These areas shall thereafter be retained and kept available for their respective purposes at all times.

REASON: In the interests of highway safety; in accordance with Policies DG5 and T5 of the Fareham Borough Local Plan Review."

The main issue with this application is whether or not the conversion of the car port is acceptable in terms of vehicle parking and highway safety.

The existing house is a three bedroomed family home. If the car port were converted just one parking space would remain to serve the property. The applicant has not indicated that they have control over other land which could be made available for parking.

Other properties nearby are also served by a car port with a single space in front of the car port. If the current proposal to convert the car port was repeated nearby this would

further add to cars parked on the highway in Camino Court or nearby.

Officers believe leaving a family home in this location with just one dedicated parking space is likely to lead to parking pressures on the highway. The additional impact which would arise if this was repeated elsewhere locally, draw Officers to the conclusion that planning permission should not be granted for the loss of this on site parking provision.

***Recommendation***

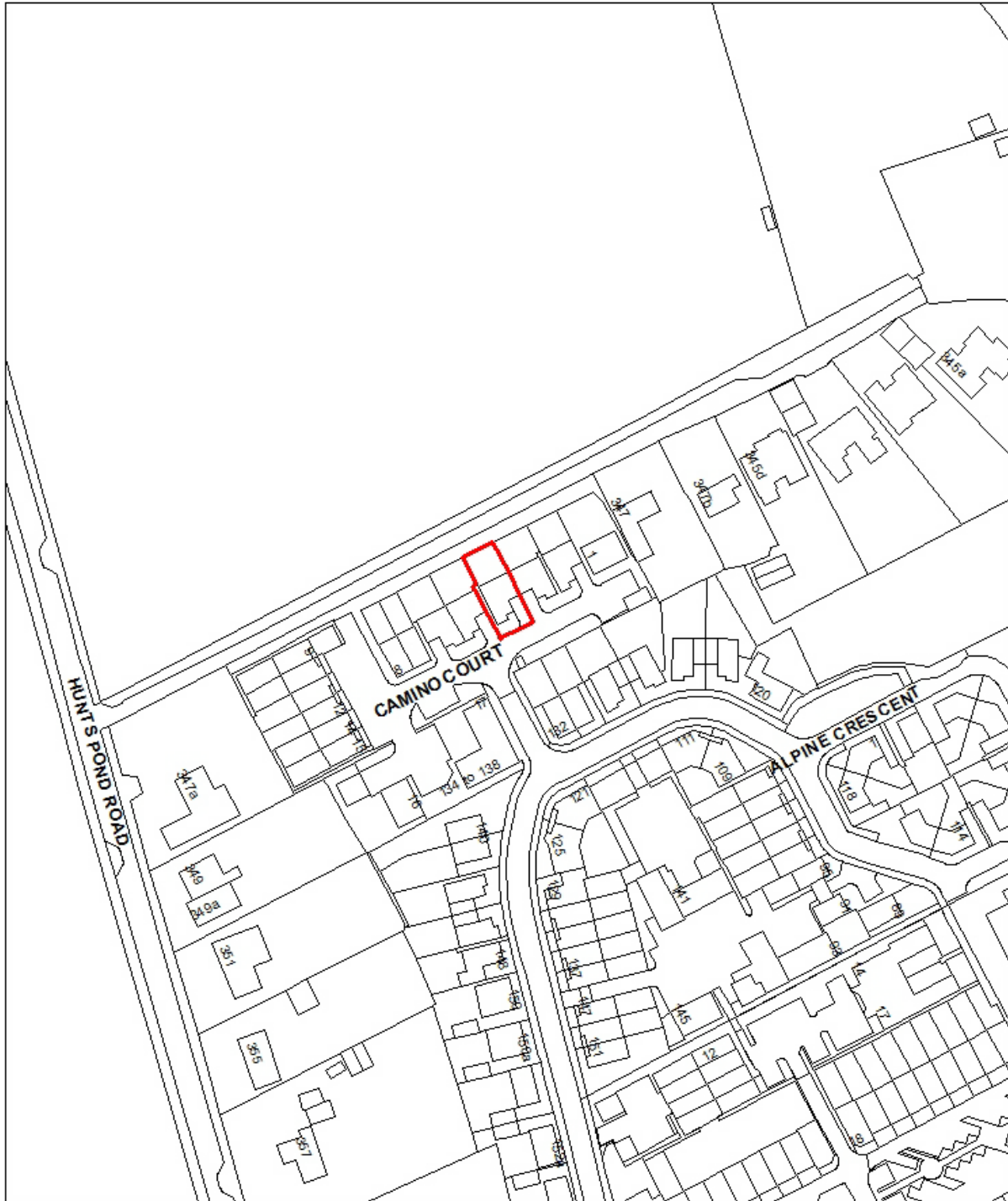
REFUSE: The proposed conversion of this car port into a habitable room is contrary to Policies CS5 and CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that: the loss of this car port as a parking space would leave this family sized dwelling being served by just one parking space. This is likely to lead to vehicles parking on the public highway to the detriment of the safety and convenience of users of the highway. Furthermore if similar conversions were carried out at nearby properties this would further increase the harm and inconvenience to users of the highway.

***Background Papers***

P/13/0567/FP and that referred to in the relevant planning history section above.

# FAREHAM

## BOROUGH COUNCIL



4 Camino Court  
Scale 1:1250

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