

**P/13/0683/FP**

**SARISBURY**

MR B BARTON

AGENT: MR I BARTON

DEMOLITION OF EXISTING DOUBLE GARAGE AND ERECTION OF TWO STOREY EXTENSION TO FORM LINKED ANNEXE AND ERECTION OF SINGLE DETACHED GARAGE WITHIN REAR GARDEN AND EXTEND PAVED DRIVE

34 LIPIZZANER FIELDS WHITELEY FAREHAM HANTS PO15 7BH

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to a detached two storey dwelling within the urban area to the north of Lipizzaner Fields. The dwelling is 'L' shaped presenting a frontage to Lipizzaner Fields but also has its main aspect facing to the east and west so that the bulk of the dwelling is actually at a 45 degree angle to the road. The rear garden lies to the east of the dwelling and the southern boundary abuts the pavement edge. There is a 2 metre high wall along this boundary. There is a private drive to the western side of the dwelling which serves five dwellings to the rear.

***Description of Proposal***

Planning permission is sought for the erection of a two storey extension in place of the single storey double garage which faces towards Lipizzaner Fields. The extension would measure 6 metres in width, 6.1 metres in depth with a ridge height of 7 metres and would be used as an annexe.

A detached single garage is also proposed within the south-east corner of the rear garden to be accessed directly from Lipizzaner Fields. Officers have raised concerns about the design of the garage in light of its siting so close to the road, as it would be a pre-fabricated construction. The applicant has confirmed that the proposed garage will be withdrawn from the application to allow further discussions to take place. There were no highway safety concerns.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

***Relevant Planning History***

The applicant was given pre-application advice in June 2013 and it was stated that the proposal would be likely to receive officers support.

***Representations***

Six letters have been received objecting on the following grounds;

- The property is on the corner of a private drive which leads to five properties at a lower level.
- The extension will be overpowering, dominating the line of sight from neighbouring properties and would cast a shadow equivalent to that of a three storey house on the properties to the rear accentuated by the positioning to the south.
- The open aspect of the access drive will be changed to being closed in giving a corridor effect.
- The size of the extended property will not be in the style or scale of those in close proximity.
- The dwelling appears too big for the plot and represents overdevelopment.
- The proposal would degrade the character and quality of the area.
- \* This area is low density and residents have paid a premium to live here.
- The proposal is contrary to national planning policy guidance and the Fareham Borough Core Strategy.
- The layout suggests the dwelling will be divided into two properties.
- Setting a precedent for similar extensions.
- Detrimental impact on quality of life.
- The north elevation contains a first floor window which would overlook neighbouring properties.
- The garage would be opposite a 'T' junction creating a safety hazard and obstructing cars turning the corner.
- The erection of the garage and associated dropped kerb would reduce on-street parking and force vehicles to park further along the road to the east.
- Vehicles parked on the road opposite an existing driveway will make it hazardous to reverse.
- Outlook will be altered to that of a garage.
- Loss of property value.

### ***Consultations***

Director of Planning & Environment (Highways) - No objection subject to conditions to limit the use of the extension to an annexe and to prevent the use of the extension as an entirely separate unit of accommodation and the provision of the parking area as shown on the plan.

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

The main issues to be considered in the determination of this planning application are;

- Impact upon the visual appearance of the streetscene and character of the area.
- Impact upon the amenities of neighbouring residential properties.
- Highways.

Impact upon the visual appearance of the streetscene and character of the area

There is an access drive to the western side of the dwelling which serves five dwellings in a courtyard arrangement to the rear. The driveway slopes down so that the neighbouring properties are at a lower level than the application property. The proposed first floor extension would not narrow the gap at ground floor level between the application property and the adjacent property which stands on the other side of the access drive (No.46). This gap would remain at approximately 8 metres which is not considered to represent a narrow corridor. It is not considered that the proposed extension would result in a detrimental loss of space about the dwelling to the detriment of the appearance or character of the area nor is it considered that the proposal represents overdevelopment of the plot.

The estate features a relatively small number of standard house types constructed in varying materials. In the view of Officers this does not prevent dwellings being extended or altered as long as the resultant building responds to the local character and is of a high quality of design. The style of the dwelling would remain as existing and therefore it is not accepted that the extension would result in a dwelling out of keeping with neighbouring properties simply because it would become larger.

The proposed extension would provide a lounge and kitchen at ground floor level and a bedroom at first floor level. There would also be a separate internal staircase. The accommodation is intended as an annexe but it would not be entirely self-contained given that there would be no bathroom facilities and that internal doors at both levels would be retained. A condition would be imposed to ensure that the accommodation could not be sold or let as a separate unit of accommodation without planning permission which in officer's opinion would be unlikely to be forthcoming.

#### Impact upon the amenities of neighbouring residential properties

Concerns have been raised that the proposed extension would result in overshadowing and would be intrusive within views up the driveway from neighbouring properties. It is suggested this impact would be accentuated by the height difference between the properties as the application site stands at the top of a slope to the south of the neighbouring properties.

In officers opinion the extension would be fairly modest and would actually be located a significant distance from most of the properties on the private drive. Of the five properties served by the driveway four do not abut the application site and these dwellings are located a minimum of 22 metres from the closest part of the proposed extension. It is not considered that these four dwellings have a close relationship with the application property. Whilst the outlook from these properties, and in most cases only oblique views, may be altered it is not considered that this would actually be harmful to residential amenity or that any significant overshadowing would occur as a result of the varying ground levels.

The immediate neighbouring property to the north (No.36) has a utility door and secondary kitchen window within the south elevation which currently already face the two storey element of the application property. The utility room would not be considered to be a habitable room and therefore it is not considered that the proposal would have any detrimental impact on the use of this room.

The distance between the existing secondary kitchen window and the application property is in excess of 5 metres. Whilst the proposed extension would not actually be directly in front of the windows it should be noted that Appendix 6 of the Fareham Borough Local Plan Review would allow for the construction of a two storey flank wall within 4 metres of a secondary window in the side of a dwelling. The main outlook from the kitchen is to the rear which would not be affected. The proposed extension would protrude forwards of the front elevation of the neighbouring property to the north by approximately 3 metres. The closest part of the neighbouring property at ground floor level is the garage with the first floor set in further from the boundary. Due to the separation distance between the proposed extension and the nearest habitable room windows, it is not considered that the proposal would result in any detrimental loss of light or outlook to front facing windows.

The first floor window shown in the north elevation of the extension would be on a stairway and can be conditioned to be obscure glazed and fixed shut to a minimum of 1.7 metres

above internal floor level to prevent any overlooking.

The occupants of the property facing the proposed garage (No.37) have raised concerns about their outlook. The proposed garage would be a minimum of 17 metres from their front facing windows and it is not considered that this would be detrimental to residential amenity.

Loss of property value or private views are not material planning considerations that the Planning Committee are able to take into account in deciding the application.

### Highways

The proposal includes for the widening of the existing driveway to accommodate three vehicles. This was advised as necessary by officers in order to meet the Council's Residential Car and Cycle Parking Standard in terms of provision for a 5-bed dwelling. The existing garage is to be replaced and in any event garages are not normally counted towards parking provision.

The loss of car parking on the road due to the widening of the driveway to the dwelling is not reason to resist planning permission. Whilst it may be convenient to park in this location this on-street parking cannot be relied upon by the occupants of neighbouring properties who each have their own on-site car parking provision. It would not appear that this is an area where significant on-street car parking occurs.

The proposal complies with the relevant policy of the Fareham Borough Core Strategy and the Fareham Borough Council Extension Design Guide and is considered acceptable.

### ***Recommendation***

Subject to written confirmation that the single garage within the rear garden no longer forms part of the application-

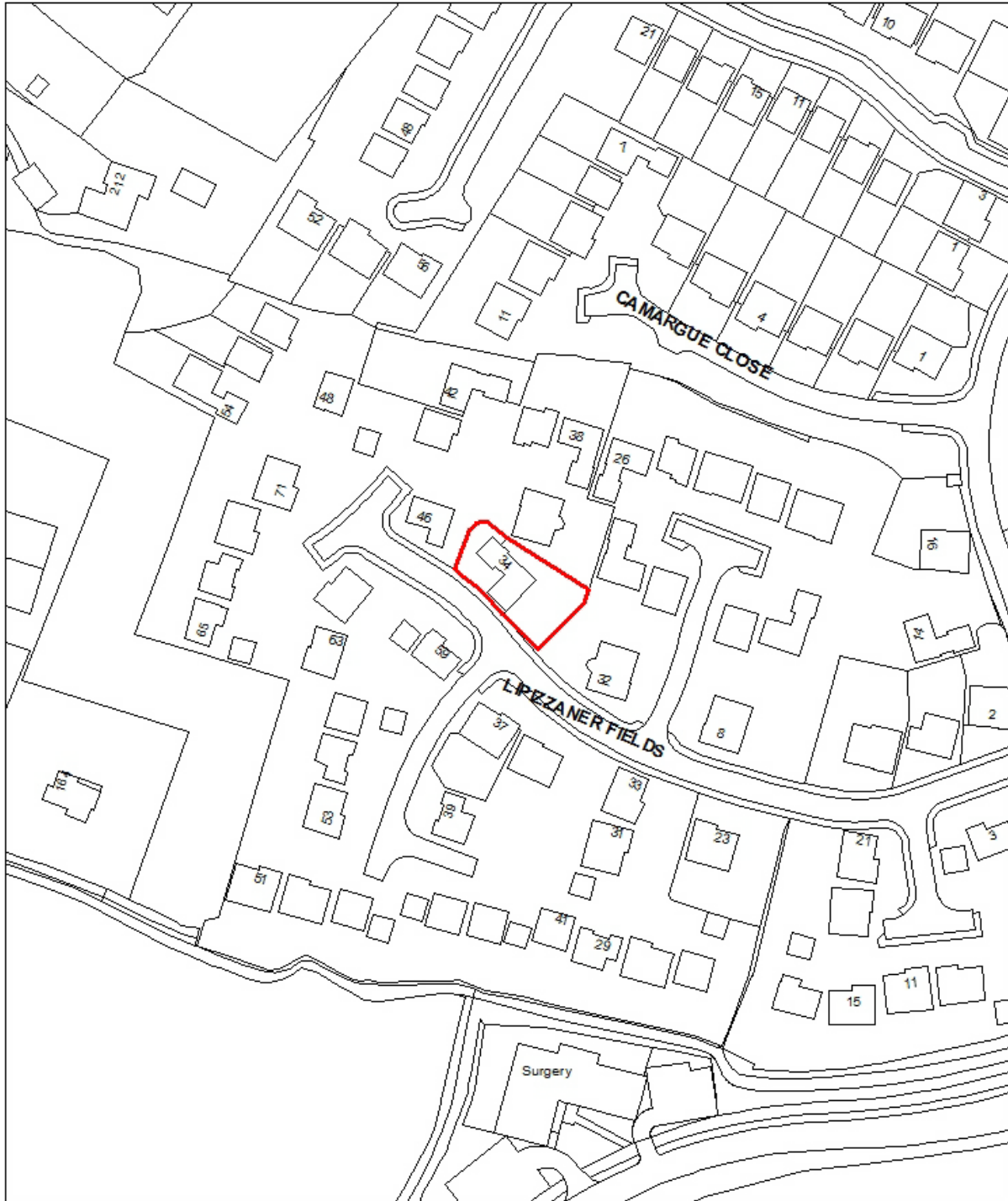
PERMISSION; Materials to match, Obscure glaze & fix shut first floor window (north elevation) to 1.7 metres, Parking, Use of extension limited to annexe

### ***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



34 Lipizzaner Fields  
Scale 1:1250

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