

**P/13/0524/FP**

**FAREHAM EAST**

MR KEITH & MALCOM ATKINS

AGENT: PLC ARCHITECTS

CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING & ERECTION OF DETACHED GARAGE

57 HIGH STREET FAREHAM HAMPSHIRE PO16 7BG

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to a two storey mid terrace building within the urban area to the east side of the High Street. The building is Grade II\* Listed and lies within the High Street Conservation Area. The building is currently occupied by a number of small office units. There is a large car park to the rear of the building which is accessed via a private drive through a gap in the frontage to the south of the application site.

***Description of Proposal***

Planning permission is sought for the conversion of the building to a single residential dwelling. A detached single garage is proposed to the rear of the dwelling.

A separate application for listed building consent is reported elsewhere on this agenda (P/13/0525/LB refers).

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS7 - Development in Fareham

CS17 - High Quality Design

**Fareham Borough Local Plan Review**

HE5 - Change of Use in Fareham High Street Conservation

***Relevant Planning History***

The applicant was given pre-application advice in March 2013 when they were advised that the principle of the proposal would be supported subject to detailing of any internal/external alterations.

**P/07/0445/LB**

**DEMOLITION OF SINGLE STOREY REAR EXTENSIONS AND REPLACE WITH CONSERVATORY, CONVERT REAR OFFICE WING TO 3 BED HOUSE AND ALTERATIONS**

CONSENT                      16/08/2007

**P/07/0444/FP**

**CONVERT REAR OFFICE WING TO 3 BED HOUSE, DEMOLISH SINGLE STOREY REAR EXTENSIONS, ERECT CONSERVATORY, PARKING, CYCLE/BIN STORAGE, NEW WALLS, RAILINGS AND ALTERATIONS TO EXISTING OFFICES**

### ***Representations***

One letter has been received with the following comments;

- Although the application is supported there are a number of issues with the plan
- The plans show the removal of our garden gate and therefore removal of access
  - It is not clear how the boundaries will be treated? Fencing or high trees along the southern boundary would negatively affect outlook and light available to the adjacent residential property
  - The proposed location of the garage will make vehicular movement to and from yard space difficult
  - Where will the vehicles to the dwelling park? If they are not parked in the garage they will block access to the adjacent property.
  - The conversion of the building to residential and loss of the car park is supported subject to the above issues raised by the close relationship with the neighbouring property being addressed

### ***Consultations***

Director of Planning & Environment (Conservation) - This C18 building is grade II\* listed and lies within the boundary of the High Street Conservation Area. It is prominently located on the street frontage. The adjacent buildings are also listed. The building is currently in commercial use and the principle of re-use as a residential property, which would be a return to its original use, has been discussed and agreed at a pre-application stage. The alterations proposed to the internal layout of the building are not extensive and include removal of existing modern elements, including glazed partitions and suspended ceilings, that currently detract from the building's special interest, these changes would enhance its significance. The proposals will entail significant removal of later modern finishes, repairs to historic fabric and reinstatement works. A schedule of proposed repair work has been submitted which sets out appropriate conservation principles for the repair for certain elements. However the building has not been surveyed in detail and the schedule is not specific concerning the extent and condition of existing fabric, the extent of the repairs required or a detailed specification of works. It identifies the elements that will require further detailed examination and requests that appropriate conditions are attached to the consent to allow opening up, investigation and specification of works in stages as work proceeds. I have no objection to this proposal subject to appropriate conditions.

English Heritage - This is an 18th century building, originally a house of some status, which has altered little externally but in the 20th century was adapted internally to accommodate a number of small commercial units. The proposal would revert the building to a single dwelling and reverse many of the inappropriate alterations of the past. The special interest of the Grade II\* Listed Building would not be adversely affected, indeed there is much benefit for the building and the scheme is welcomed. It is important that the extent, methods and materials of repair are controlled through attaching conditions to any consent granted. The proposal would have no adverse impact on the special interest of the listed building and appearance of the conservation area.

Director of Planning & Environment (Highways) - There is no highway objection to this application.

Director of Regulatory & Democratic Services (Environmental Health) - No objection subject to contamination condition

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

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

- Principle of development
- Impact on character of listed building
- Impact on amenities of neighbouring properties
- Highways

### Principle of development

The site is located within the High Street Conservation Area. Policy HE5 of the Fareham Borough Local Plan Review relates to changes of use in this location and places particular importance on the retention of the mixed use character of the High Street and the retention of residential uses. The building does not currently present an active frontage to the High Street and the proposal would result in the reversion of the building back to its former residential use. The principle of the proposal is therefore considered acceptable.

### Impact on character of listed building

The Director of Planning and Environment (Conservation) and English Heritage are supportive of the proposal as it would return the building to its original use and would result in the removal of certain modern additions which currently detract from the building's special interest. Only minimal alterations are proposed to the internal layout of the building and therefore the historic fabric would be preserved. The change of use of the car park to the rear of the building to an amenity space would also improve the setting of the building.

### Impact on amenities of neighbouring properties

The occupants of the neighbouring residential property (No.61a) have raised a number of issues but are generally supportive of the proposal. The rear wing of part of the original building in which they reside was converted to residential use in recent years. This dwelling has its primary outlook to the north directly overlooking the car park of the application property. There is a narrow pedestrian access way down the side of their property and railings on the boundary.

Following receipt of the neighbours comments an amended plan has been submitted which has included the retention of the access gate within the railings referred to. It has been confirmed that a low hedge would be planted on the southern boundary within the application site measuring a maximum of 1.5 metres in height. The tree shown on the site plan directly in front of the neighbour's kitchen window has also been removed. Two car parking spaces have been shown on the site in addition to the garage so that the occupants of the proposed dwelling would not need to park in the turning area which gives access to the neighbour's yard. The neighbour's legal right of way to access their property would be kept free of any obstruction. It is considered that the concerns raised by the occupants of the neighbouring property have been addressed and that the proposal would not have a detrimental impact on their residential amenity.

### Highways

The dwelling is located within a sustainable town centre location where residential development would be permitted with no allocated on-site car parking. However the proposed dwelling would benefit from the provision of ample space to park two vehicles in addition to the proposed garage.

In conclusion the proposal complies with the relevant policies of the Fareham Borough Local Plan Review and Fareham Borough Council Core Strategy. It is considered the proposal would be beneficial to the special interest of the Grade II\* listed building and it is considered acceptable subject to conditions.

***Recommendation***

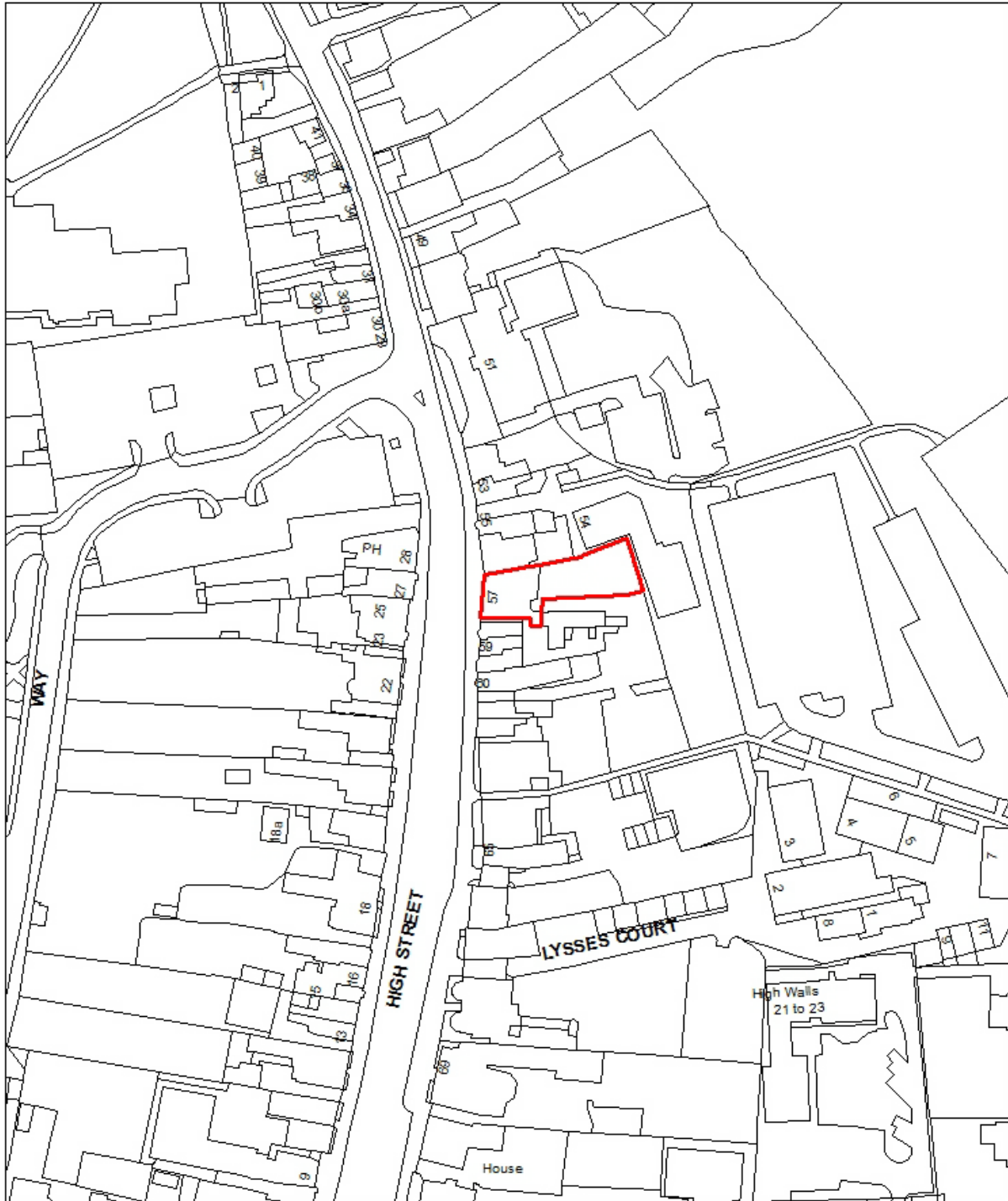
PERMISSION; Materials, Details of repair/reinstatement works, Sections of doors/windows, Details of chimney pots, Sections through eaves of proposed garage

***Background Papers***

P/13/0524/FP

# FAREHAM

## BOROUGH COUNCIL



57 High Street  
Scale 1:1250

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