

**P/13/0696/VC**

**FAREHAM EAST**

M2 ARCHITECTURE

AGENT: KNIGHTSGATE (UK) LTD

VARIATION OF CONDITION 2 (IN RESPECT OF APPROVED PLANS AND DRAWINGS OF PLANNING PERMISSION P/11/0519/FP (DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES) TO PROVIDE REVISED LAYOUTS AND EXTENDED GROUND FLOOR PLANS TO PLOTS 2+3 WITH GROUND FLOOR REAR EXTENSION AND CHANGE FROM GARAGE TO FAMILY ROOM TO PLOT 2

10 DELME DRIVE WALLINGTON FAREHAM HAMPSHIRE PO16 8SQ

***Report By***

Susannah Emery Ext 2412

***Site Description***

The application relates to a site at the northern extent of Delme Drive. The site bounds the curtilages of properties on Drift Road to the north and is well screened from Delme Drive. It is accessed via a private drive from Delme Drive.

The site was previously occupied by a detached dwelling within a generous garden curtilage. It is currently being redeveloped by the erection of four detached dwellings. The dwellings are arranged in linear form with Plot 1 adjacent to the southern boundary and Plot 4 adjacent to the northern boundary.

There are a large number of trees to the eastern side of the application site occupying an elevated position. The properties to the north on Drift Road are set at a significantly higher level.

***Description of Proposal***

A variation of planning condition 2 of P/11/0519/FP is sought for a minor material amendment to provide revised ground floor layouts and a single storey extension to Plots 2 & 3. This includes the change of the garage of Plot 2 to a family room.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Relevant Planning History***

The following planning history is relevant:

**P/11/0519/FP**      **DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES.**

REFUSE                      24/10/2011

**P/10/0127/FP**      **DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED HOUSES**

REFUSE                      17/09/2010

***Representations***

The neighbour notification period expires on 2 September 2013. At the time of writing this report one letter had been received objecting on the following grounds;

- The loss of the garage would result in parking problems

Any letters subsequently received will be reported at the committee meeting.

### ***Consultations***

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

Director of Planning & Environment (Ecologist)- Comments awaited.

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

Director of Planning & Environment (Arborist)- No arboricultural concerns to the proposed minor amendment.

Southern Water - Comments awaited

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

The planning application for the demolition of the existing dwelling and the erection of four detached dwellings on the site was permitted on appeal in May 2012.

The proposed minor material amendments to the approved scheme would result in the change of use of the garage to Plot 2 to habitable accommodation. The dwellings would still be provided with full car parking provision in accordance with the Council's Residential Car Parking Standards. Each four/five bed dwelling would have three car parking spaces and the integral garages were in addition to this as garage spaces are not normally counted towards parking provision. The proposal continues to achieve this Council's normal car parking requirements.

The proposed single storey extensions to plots 2 and 3 would not result in the extension of the dwellings further to the rear than is currently permitted. It was previously permitted to have a flat roofed single storey element spanning approximately half the width of each dwelling. It is now proposed to widen this element to span the entire width of the dwellings and effectively in-fill the rear corners. The extensions would measure 4 metres in width, 3.8 metres in depth with a flat roof at a height of 2.7 metres. Plots 2 and 3 are the two central plots and do not have a close relationship with any of the adjoining neighbouring properties so it is not considered that there would be any detrimental impact on residential amenity.

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

### ***Recommendation***

Subject to;

- i) Consideration of any further representations received by 2 September 2013;
- ii) the comments of Director of Planning & Environment (Ecologist) and any additional conditions they may recommend;
- iii) the comments of Southern Water and any additional conditions they may recommend.

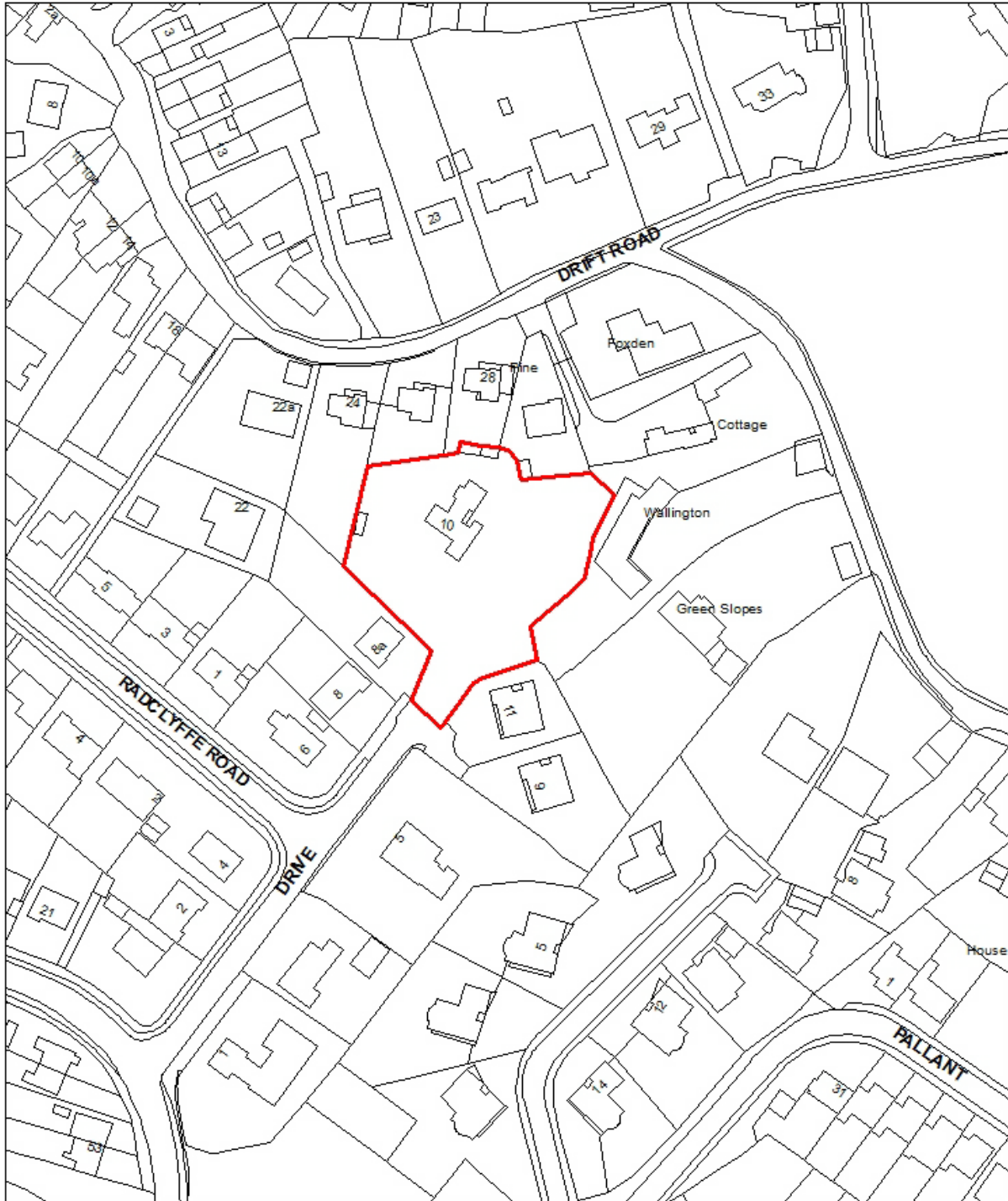
PERMISSION; Materials as agreed; Construction Method Statement as agreed; Landscaping as agreed; Landscaping Implementation; Tree Protection as agreed; Boundary Treatment as agreed; Widening of access; Parking; Details of Surface Water Drainage; Remove PD:windows first floor rear elevation; Construction Hours; No burning

***Background Papers***

P/13/0696/VC; P/11/0519/FP

# FAREHAM

## BOROUGH COUNCIL



10 Delme Drive  
Scale 1:1250

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