

P/13/0648/FP

MR MARTIN LORD

ERECTION OF REPLACEMENT GARAGE

35 LANSDOWNE AVENUE FAREHAM PO16 9NN

PORTCHESTER EAST

AGENT: MR MARTIN LORD

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this semi-detached dwelling in the urban area.

An existing detached single garage is situated at the western end of the rear garden. The garage is accessed from Alton Grove as opposed to Lansdowne Avenue. It has a dual pitched roof.

Description of Proposal

Permission is sought for the erection of a replacement garage. The new garage would be L-shaped with a dual pitched roof over the main part and a flat roof over the remainder. The garage would have a single size retractable up and over door to provide access out onto Alton Grove.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Representations

One letter has been received stating no objection to the erection of a garage, but objecting to access being via Alton Grove. The letter had the following points:

- Access should be via Lansdowne Avenue
- Parking congestion in Alton Grove
- Increased use of the garage will create a hazard for vehicles accessing 2 Alton Grove

Consultations

Director of Planning & Environment (Highways) - No highway objection is raised to this application as the garage is virtually a replacement for what is already in place.

Planning Considerations - Key Issues

The proposed garage would be similar in terms of its visual appearance to the existing garage currently in situ. The new garage would have a similar dual-pitched roof and its overall design and appearance is considered acceptable.

The garage would not detract from the amenities of neighbours living nearby through loss of light, outlook or privacy.

The letter of objection received raises concerns over highway safety through increased usage of the new garage. The availability of street parking in the area is said to be poor. The letter contends that the garage has seldom been used for vehicular access in the last twenty years. Notwithstanding, it is clear that a form of vehicular access from Alton Grove to the garage currently exists and could be legitimately used at any point. The proposed replacement with another single garage would not increase the usage of the access above what would already be possible. The proposal is therefore not considered to be hazardous to highway safety in that there would be no material change in circumstances.

Recommendation

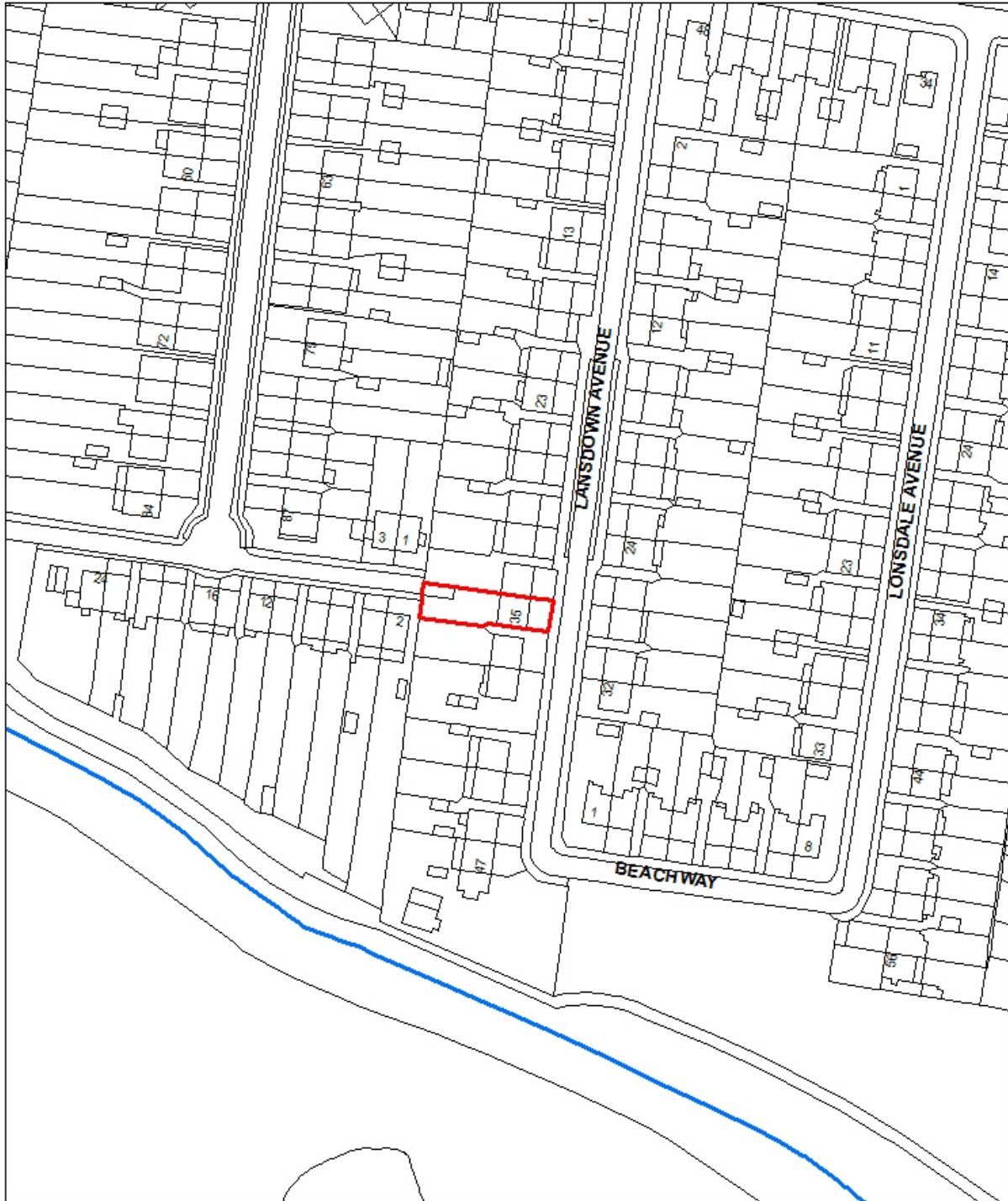
PERMISSION: use incidental

Background Papers

P/13/0648/FP

FAREHAM

BOROUGH COUNCIL



35 Lansdown Avenue
Scale 1:1250

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