

OFFICER REPORT FOR COMMITTEE

DATE: 12/07/2023

P/23/0771/FP
MR AND MRS BIRKETT

TITCHFIELD
MDT DESIGN

FRONT PORCH ROOF, PITCHED ROOF OVER EXISTING FLAT ROOF,
CONVERSION OF INTEGRAL GARAGE, BIN/BIKE STORE, SINGLE STOREY
REAR EXTENSION WITH LOG BURNER FLUE

22 LYNDEN CLOSE, FAREHAM

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

1.1 The application is reported to the Planning Committee for a decision as it has been submitted by an elected Councillor of Fareham Borough Council.

2.0 Site Description

2.1 This application relates to a detached, two storey dwelling on the northern side of Lynden Close which is to the south of Wild Ridings.

2.2 The property is within the urban settlement boundary.

3.0 Description of Proposal

3.1 Planning permission is sought for five different elements consisting of: -

- i) A revised front porch roof, changing from a flat to a pitch roof
- ii) Changing the flat roof over the existing garage to a pitched roof
- iii) Converting the garage into a habitable room
- iv) Provision of a bin and bike store at the front of the property
- v) Single storey flat roofed rear extension to replace an existing conservatory which measures 4.2 metres deep, 4.5 metres wide and 2.9 metres high along with a log burner flue.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

The following draft policies of the emerging plan are of relevance: -

- D1: High Quality Design and Placemaking
- D2: Ensuring Good Environmental Conditions

5.0 Relevant Planning History

5.1 None

6.0 Representations

6.1 None

7.0 Consultations

7.1 None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Design of the proposal
- b) Effect on neighbouring properties
- c) Parking

a) Design of the proposal

- 8.2 Policy D1 (High Quality Design and Placemaking) of the adopted Fareham Local Plan 2037 seeks to ensure that development proposals and spaces will be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.
- 8.3 The addition of a pitched roof over the current garage and porch will improve the visual appearance of the dwelling and is considered to be a design improvement. A similar pitched roof design has been implemented on the neighbouring property to the west, although the design of the current proposal differs marginally in steepness and includes the provision of projecting gabled porch canopy.
- 8.4 The bin/bike store are very modest in size and would have a maximum height of 1.3 metres. Due to their size and location of the structures close to the front wall of the house, there are no design concerns raised by this part of the proposal.
- 8.5 The rear extension has been designed with a flat roof and whilst there is a road to the rear of the property, there would be very limited views of this part of the proposal from outside the site.

- 8.6 Officers are of the view the development included within this submission is acceptable in design terms and would not have a detrimental impact on the character of the area.

b) Effect on neighbouring properties

- 8.7 Policy D2 (Ensuring Good Environmental Conditions) of the adopted Fareham Local Plan 2037 sets out that development must ensure good environmental conditions for all new and existing users of buildings and external space.
- 8.8 The bin/bike store and pitched roofs on the front of the property are not close to any of the neighbouring habitable windows and therefore there are no neighbour issues created by this part of the proposal.
- 8.9 The single storey rear extension will be constructed on the same footprint as the existing conservatory and whilst the eaves height will be slightly higher than the existing conservatory, the overall height will be lower than the current conservatory. Officers are of the view that the extension would not have an unacceptable adverse impact on either of the neighbouring occupiers.
- 8.10 A log burner flue is proposed to project out of the roof of the rear extension at an overall height of 6.7 metres. Whilst the flue is quite high, it is positioned close to the rear wall of the dwelling and is required to be at this height in line with the current Building Regulations standards for flues. Officers have no concerns with the flue impact on the neighbour with regards to outlook.
- 8.11 It is therefore considered that the proposal accords with the advice of Policy D2 of the adopted Fareham Local Plan and would not have an unacceptable adverse impact on the living or environmental conditions for the neighbouring occupiers. The development is therefore considered by Officers to be acceptable.

c) Parking

- 8.10 It is proposed to convert the integral garage into two rooms. Three car parking spaces can be provided on site frontage which complies with the current car parking standards set out within the Council's adopted Residential Car Parking Standards Supplementary Planning Document.

d) Summary

- 8.11 Officers are satisfied that the proposed extensions and alterations comply with the policies of the adopted local plan, are in keeping with the appearance of

the property and the character of the wider area and would not materially harm any neighbouring properties.

8.12 Officers recommend that planning permission be granted.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

a) Proposed Alterations – drwg no.01 revision B

REASON: To avoid any doubt over what has been permitted.

Then:

DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

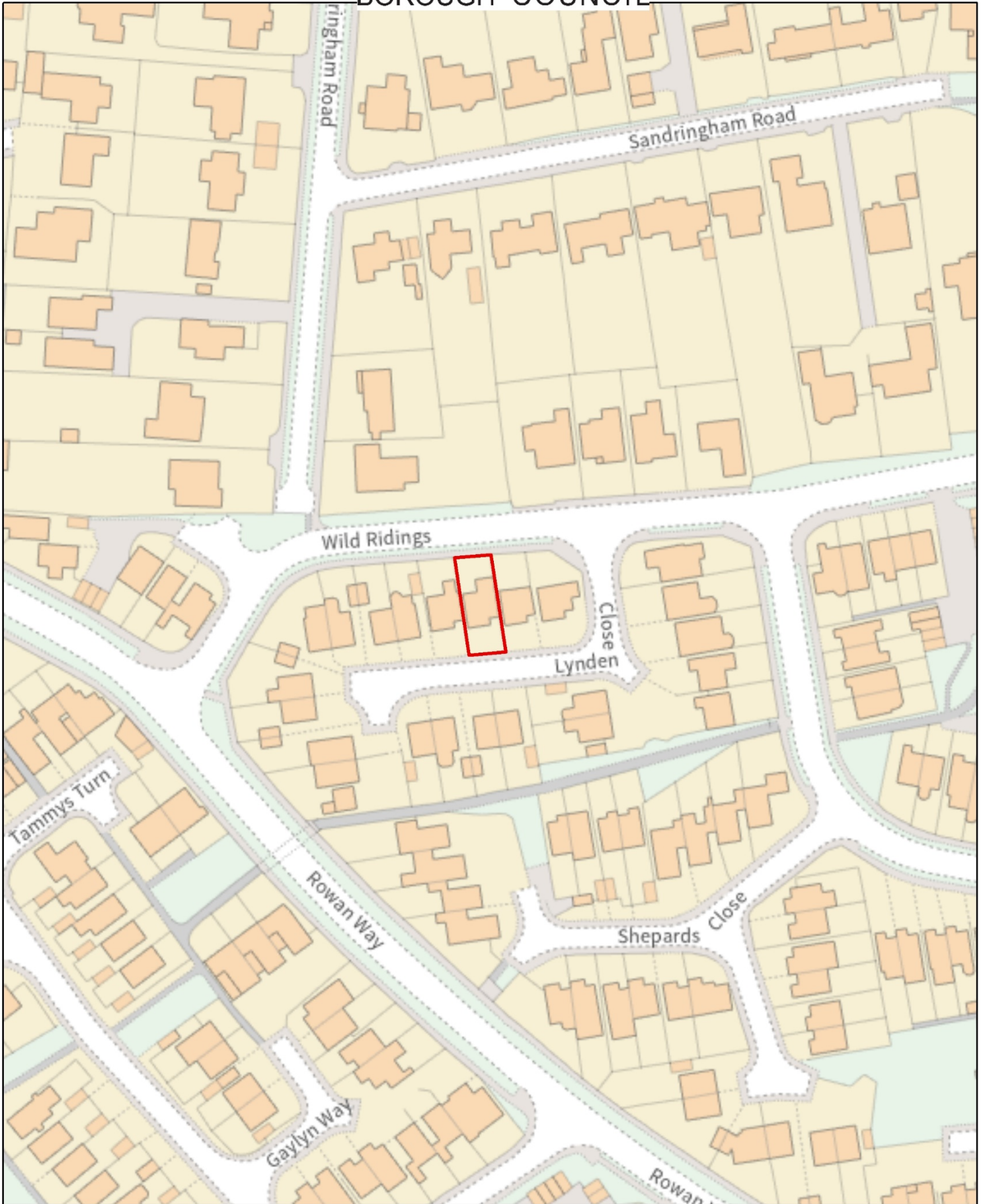
10.0 Background Papers

10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

P/23/0771/FP

FAREHAM

BOROUGH COUNCIL



22 Lynden Close
Fareham
Scale 1:1,250



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