

**P/13/0750/FP**

**LOCKS HEATH**

MR TERRY ROBERTS

AGENT: BOTH CREATIVE

ERECTION OF SINGLE STOREY REAR SUN LOUNGE AND SINGLE STOREY SIDE GARAGE EXTENSION AND CONVERSION OF EXISTING GARAGE TO FORM GRANNY ANNEXE

178A LOCKS ROAD FAREHAM HAMPSHIRE SO31 6LE

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to a detached bungalow within the urban area to the east of Locks Road. The dwelling is set back from Locks Road behind the dwellings on the main frontage as it is a later in-fill plot. It is sited to the north of a veterinary surgery and backs on to dwellings on Beatty Close and Cunningham Drive.

***Description of Proposal***

Planning permission is sought for;

- the erection of a single storey side extension to the north of the dwelling to provide a double garage and workshop. The extension would measure 9.5 metres in width, 6.4 metres in depth with a ridge height of 5 metres.
- the conversion of the existing double garage to a 1-bed granny annexe which would have shared kitchen facilities with the main dwelling.
- a rear conservatory measuring 8.3 metres in width, 4 metres in depth with a ridge height of 5.5 metres

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Fareham Borough Local Plan Review**

H9 - Annexes For Dependent Relatives

***Relevant Planning History***

The following planning history is relevant:

FBC 5919/2 ERECTION OF BUNGALOW AND GARAGE

Permission 8 July 1986

***Representations***

One letter has been received raising the following objections;

- The proposed development will be built within 1.2m of the boundary fence
- The double garage and workshop will increase noise levels considerably and bring the proposed building very close to a rear bedroom
- Existing trees/hedges will need to be removed affecting privacy
- Previous plans for the erection of two dwellings on the site were refused and this could be a strategy to override the original decision

- The garage and workshop could be constructed elsewhere on the site

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

The application property is set back in excess of 15m from Locks Road with only limited views of the dwelling available down the single width access drive. The proposed single storey extension would be positioned to the rear of No.180 Locks Road. It is therefore not considered that the proposal would have any detrimental impact on the visual amenity of the streetscene or character of the area.

The proposed single storey side extension would extend the dwelling to within 1.2m of the northern boundary with the objector's property (No.3 Beatty Close). There is currently a 1.8m high boundary fence and vegetation planting on this boundary and the applicant's agent has confirmed that it is the intention to retain as much of this planting as possible to protect the privacy of both properties. There are no windows proposed in the side elevation of the extension facing towards the objectors property. The rear corner of the proposed extension would be 8m from the rear corner of the objector's property which is set approximately 5 metres off the boundary. It is therefore not considered that the proposed extension would have any detrimental impact on this property in terms of loss of privacy, outlook or light. Whilst the garage to the dwelling would be moved closer to the boundary with the objectors property it is not considered that the vehicle movements associated with a single residential dwelling would be harmful to residential amenity in terms of noise and disturbance.

It is considered that the conversion of the existing garage to an annexe would comply with policy H9 of the Fareham Borough Local Plan Review which relates to the provision of annexes for dependant relatives. The level of accommodation is limited and would be capable of being incorporated back into the existing dwelling when no longer required. The proposal would not result in the creation of an additional residential unit on the site. There is ample on site parking available for a minimum of three vehicles.

The proposed rear conservatory would have no detrimental impact on the amenities of neighbouring residential properties or the visual appearance of the area.

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

### ***Recommendation***

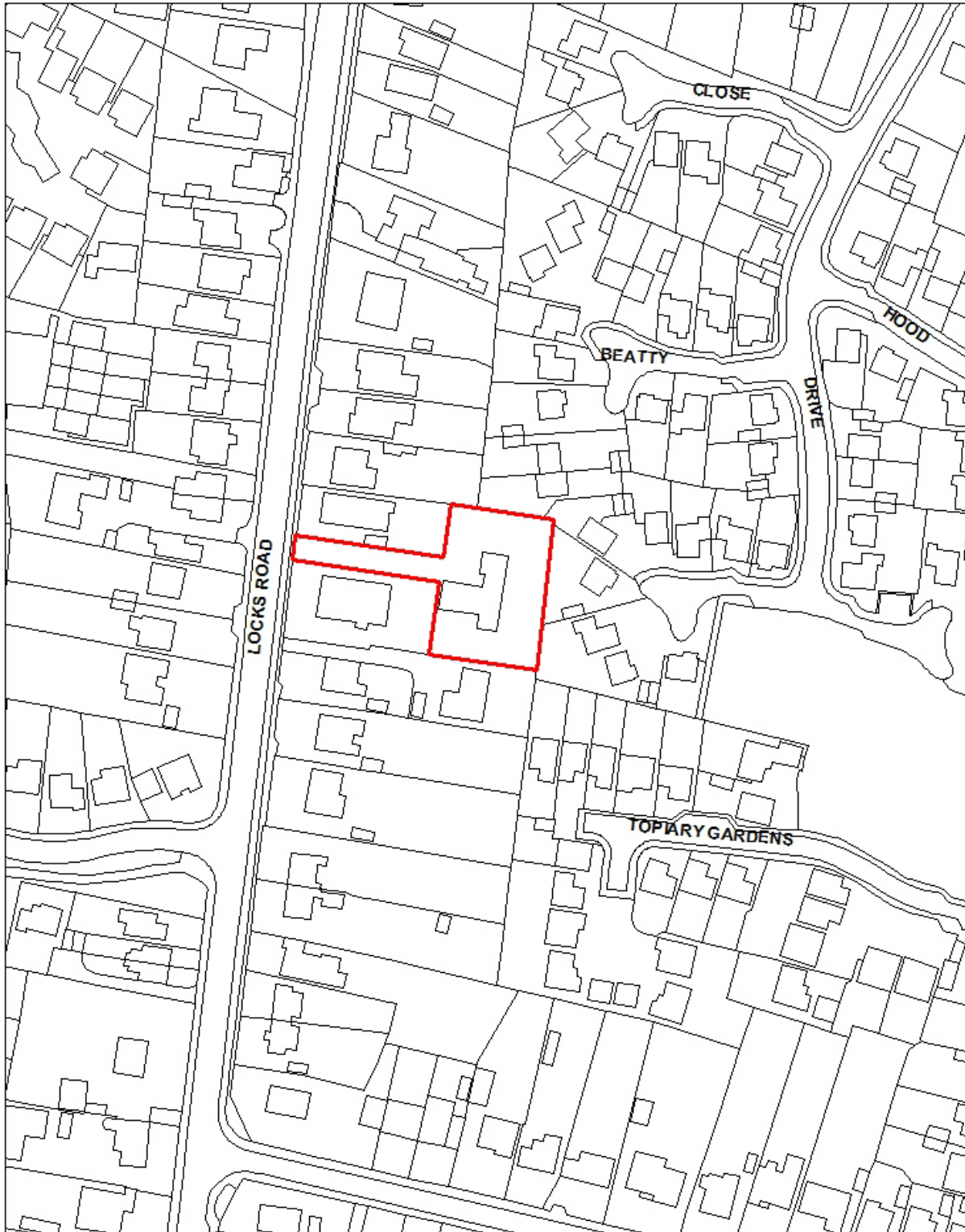
PERMISSION: Extension materials to match existing dwelling; Use of garage incidental to dwelling

### ***Background Papers***

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# FAREHAM

BOROUGH COUNCIL



178A Locks Road  
Scale 1:1,250



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