

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 17/01/2024**

**P/23/1533/FP  
MR AND MRS B WHITAKER**

**PORTCHESTER WEST  
AGENT: MARTIN MOYSE**

EXTENSION TO EXISTING GARDEN BUILDING AND REAR BOUNDARY FENCE

84 ROMSEY AVENUE, FAREHAM, PO16 9TA

### ***Report By***

Charlotte Fleming – direct dial 01329 824702

### ***1.0 Introduction***

1.1 The application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

### ***2.0 Site Description***

2.1 This application relates to a detached two storey detached dwelling on the southern side of Romsey Avenue.

2.2 The property is within the urban settlement boundary, and backs onto the recently allowed development of 225 houses development at Land South of Romsey Avenue.

### ***3.0 Description of Proposal***

3.1 Planning permission is sought for two different forms of development consisting of:

a) A gable extension to the existing garden room to provide a gym room and shower

Existing 6.22m by 5.23m, eaves 2.05m ridge 3.65m

Additional 5m by 6.7m, new eaves 2.05m, ridge 4m

The total structure will therefore increase in length to 11.22m along the rear part of the site.

b) 2.4m high (17.9m long) stained timber sleeper boundary fence on the rear (south) elevation.

### ***4.0 Policies***

4.1 The following policies apply to this application:

**Adopted Fareham Local Plan 2037**

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

**Other Documents:**

- a) National Planning Policy Framework (NPPF) 2023
- b) Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- c) Residential Car Parking Standards 2009

**5.0 Relevant Planning History**

5.1 The following planning history is relevant:

P/14/0351/FP	ERECTION OF DETACHED SUMMER HOUSE WITHIN REAR GARDEN (RETROSPECTIVE IN PART)
<b>Approve</b>	05/06/2014

**6.0 Representations**

6.1 Two comments received, one supportive, the other one raising concerns about the unit being used as an independent dwelling.

**7.0 Consultations**

7.1 No consultations were undertaken as part of this planning application.

**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 upon living conditions of nearby properties

**a) Design of the proposal**

8.2 Policy D1 (High Quality Design and Place Making) states that all new development should 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 proposed extension on the existing garden building will mostly be screened from the street by the existing dwellinghouse. The finish will be coloured cladding boards and timber roof shingles which will complement the existing property and match the finish of the existing garden building. Due to

the size and location of the extension on an existing garden building and away from the public realm, there are no design concerns raised by this part of the proposal.

8.4 The new boundary sleeper fence is only to the rear boundary and would be modest in size and with a maximum height of 2.4 metres, helping to screen the garden from the new development to the south. Due to the size and location of the fence away from the public realm, there are no design concerns raised by this part of the proposal.

8.5 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 street scene or area.

### **9.0 Effect upon living conditions of nearby properties**

9.1 Policy D2 (Ensuring Good Environmental Conditions) states development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, ventilation, outlook and/or privacy.

9.2 The property already benefits from an existing garden building in the rear garden. The proposal extends the garden room into the applicant's garden, not closer to the eastern neighbour's boundary. The proposal will still be set off the western boundary by 6.7m. Future neighbours to the south will also be screened by the proposed boundary treatment, with the new properties to be constructed to the rear located over 12.5m away from the party boundary.

9.3 The new rear boundary fence will be constructed on the same line as the existing boundary treatment. Whilst the fence would be 0.4m higher than could be constructed under permitted development rights, given the levels of separation, together with proposed hedgerow planting within the rear gardens of the properties to be constructed to the rear, Officers are of the view that the extension to the outbuilding would not have an adverse impact upon neighbouring properties.

### **10.0 Conclusion**

10.1 Officers are satisfied that the proposals would not harm the character or appearance of the area and would comply with the policies of the adopted Fareham Local Plan 2037.

10.2 A condition is recommended to prevent the use of the outbuilding as a separate dwellinghouse.

## **11.0 Recommendation**

11.1 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 EXTENSION TO EXISTING DETACHED GARDEN BUILDING & NEW REAR BOUNDARY FENCE (Drawing: 01)

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

3. The extension to the garden room accommodation hereby permitted shall be occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property as a single dwelling and shall at no time be occupied separately as an independent unit of accommodation.

REASON: To ensure adequate internal and external space including parking provision is made.

Then:

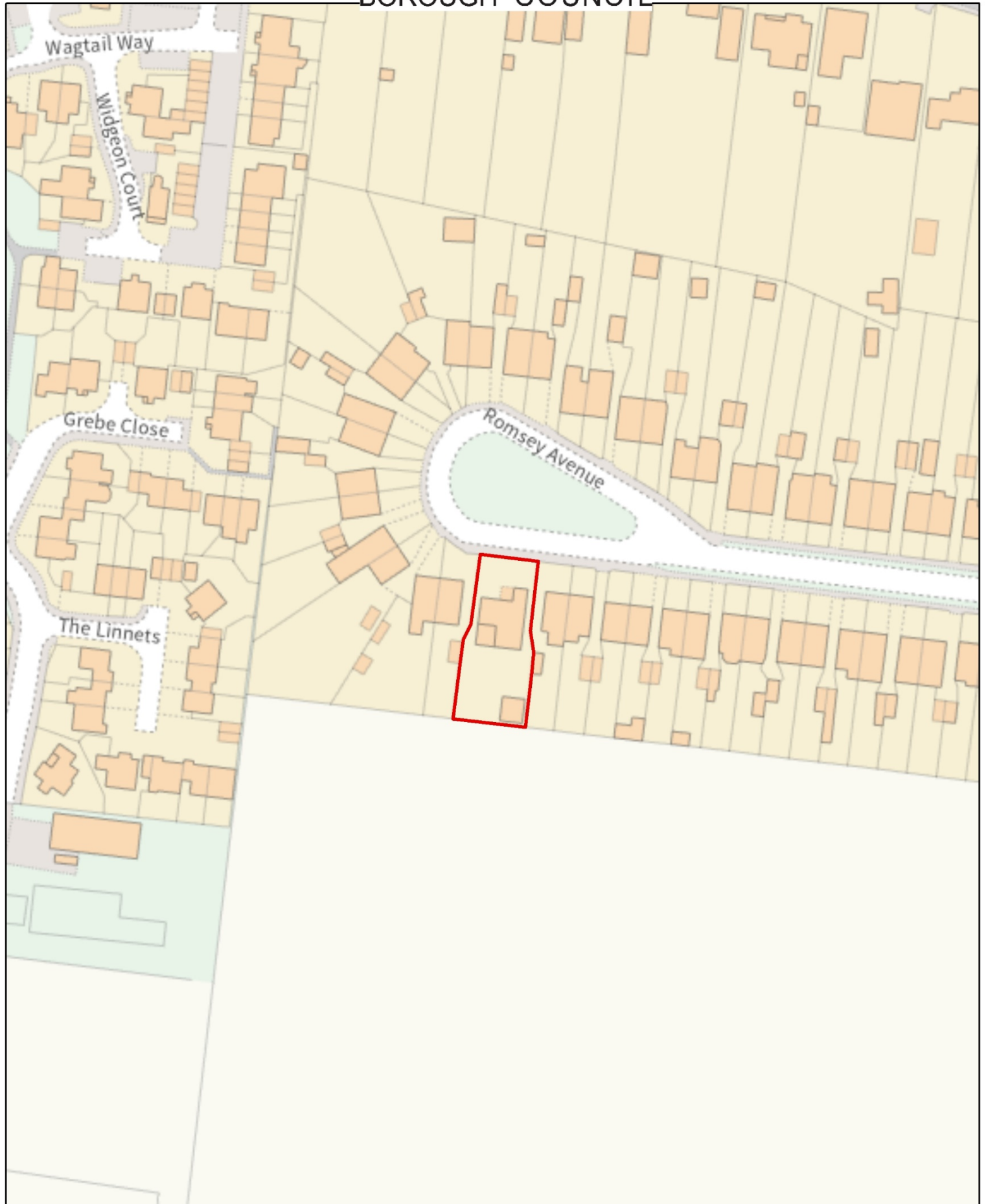
**DELEGATE** authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

## **12.0 Background Papers**

- 12.1 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.

# FAREHAM

BOROUGH COUNCIL



84 Romsey Avenue  
Fareham

Scale 1:1,250



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