

**P/13/0714/FP**

MR GORDON MCCORD

**PARK GATE**

AGENT: REYNOLDS  
ASSOCIATES

ERECTION OF FIRST FLOOR FRONT EXTENSION, DETACHED SINGLE GARAGE AND  
CONVERT INTEGRAL GARAGE TO HABITABLE ROOM

22 DENE CLOSE SOUTHAMPTON HAMPSHIRE SO31 7TT

***Report By***

Brendan Flynn (ext.4665)

***Site Description***

The site is located at the southeastern end of Dene Close and comprises a detached two storey dwelling off of a private drive serving two other properties. There are three properties adjoining the site. No. 24 is served off the same private drive and is to the northeast of the site. No.26 presents a flank elevation to the site and is located on the opposite side of the private drive. No.213 Brook lane is on the southwest side of the site.

***Description of Proposal***

The proposed development comprises several elements being:

- the construction of a first floor front extension to bedroom
- construction of detached garage to the front of the dwelling, and
- the conversion of the existing integral garage to residential accommodation

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Representations***

One letter raising the following concerns -

- There appears to be insufficient manoeuvring space in front of the proposed garage without encroaching over the boundary with No.26
- Lack of visibility when exiting the garage.

One letter raising no objection provided that there is no disruption to the use of No.24.

***Consultations***

Director of Planning and Environment (Highways) - No Objection

***Planning Considerations - Key Issues***

The key issues in this case are:

1. Impact upon the character and appearance of the area;
2. Access and Car Parking;
3. Impact on adjacent residential properties.

1. Impact upon the character and appearance of the area - The proposed first floor extension is designed with a gable end and a roof pitch to match the existing dwelling. The elevations would be tile hung to add visual interest. The design is considered to be in keeping with the building and therefore the character of the area notwithstanding that the dwelling is not easily viewed from the public perspective. The proposed detached garage would also follow the general design of the house with side gables and front and rear hips.

2. The main access to the site is not altered. Although the proposals include the conversion of the existing garage, with the addition of the proposed garage there will be no change in the car parking available to the property. Since there will be no change in the number of bedrooms there is no objection on the grounds of car parking. The occupants of No.26 (opposite) have made representations to the effect that there appears to be insufficient manoeuvring space in front of the proposed new garage, however the available distance ranges from 6.5 metres to 8 metres which is considered to be sufficient. No objection is raised by the Director of Planning and Environment(Highways).

3. Impact on adjacent residential properties - the proposed development is set away from the boundary with No.24 so that there will be no adverse impact in this direction. No.26 opposite presents a flank wall to the proposals so that there will be no direct harm to the occupiers of that property (the issue of access has been considered above). No. 213 Brook Lane is located fronting Brook Lane so that its rear garden adjoins the application site; the proposed first floor extension is some 18 metres to the rear and has no side windows to result in harm; the proposed garage is approximately 22 metres away.

### Conclusion

The proposed extension is both modest in scale and sympathetic in design; officers consider there will be no impact on adjoining residents; the garage is similarly sympathetic in design; there will be no harm to the character of the area and adequate access and parking are provided.

### **PERMISSION**

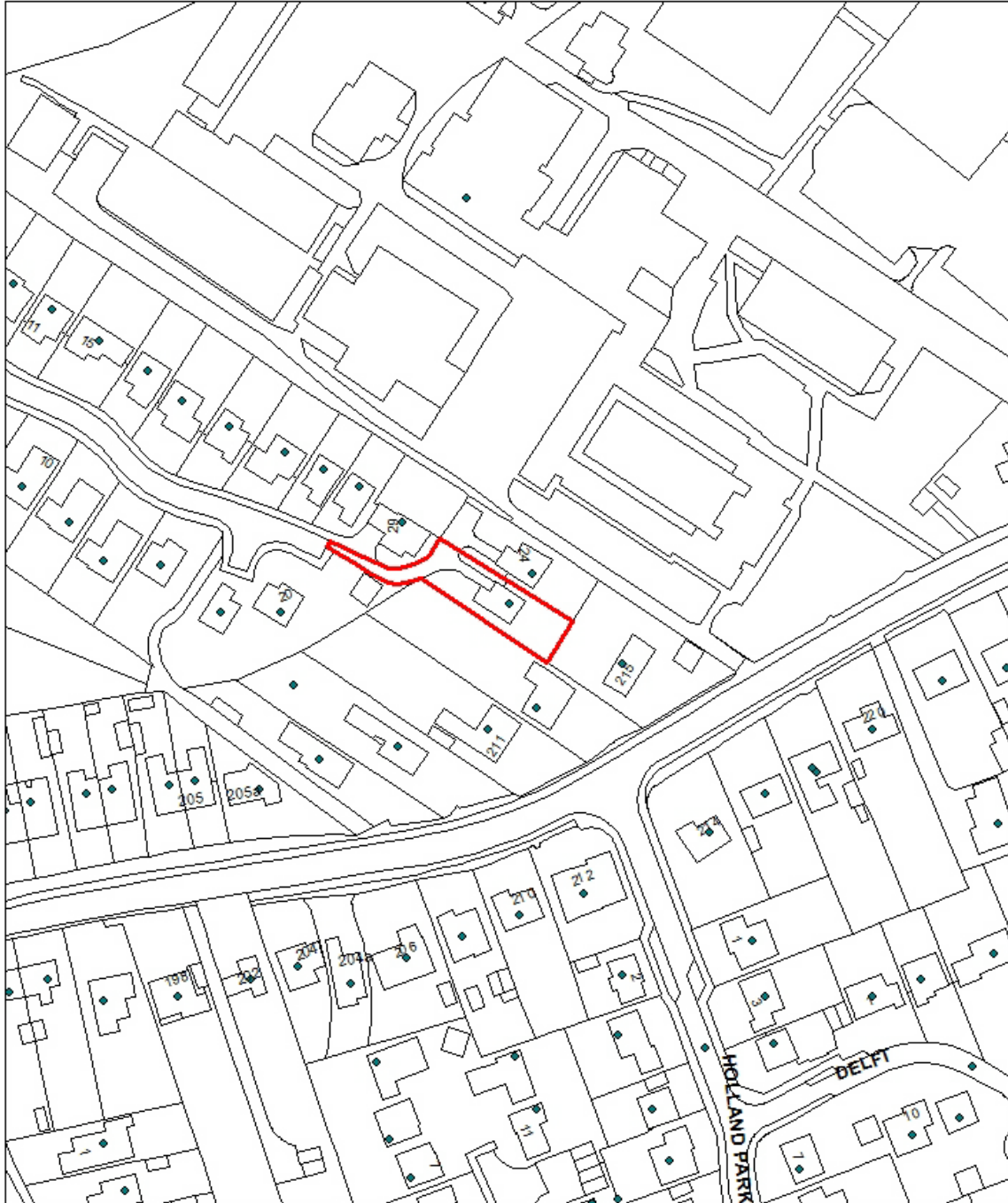
Materials to match; no windows at first floor level on the southwest elevation of the proposed first floor extension.

### **Background Papers**

P/13/0714/FP

# FAREHAM

## BOROUGH COUNCIL



22 DENE CLOSE  
SCALE: 1:1,250

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