

**P/13/0858/FP**

**FAREHAM WEST**

MR STEPHEN NIELD

AGENT: MR STEPHEN NIELD

ERECTION OF SINGLE STOREY SIDE EXTENSION TO CREATE GARAGE, FAMILY ROOM & UTILITY ROOM

28 LANGSTONE WALK FAREHAM PO14 3AB

***Report By***

Emma Marks Extn.2677

***Site Description***

This application relates to a dwelling on the corner of Langstone Walk which is to the south of Greyshott Avenue.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for the erection of a single storey side extension which measures 5.7 metres in width, 8.3 metres in depth with a eaves height of 2.2 metres and a ridge height of 4.1 metres.

The proposed extension would provide a garage, family and utility room.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Relevant Planning History***

P/13/0688/FP - Proposed single storey extension to create a one bedroom bungalow and associated parking - Refused 19-09-2013

P/12/0619/FP - Erect three bed dwelling attached to southern gable of No.28 Langstone Walk - Refused 21-09-2012 Dimissed on appeal 07-06-2013

P/12/0197/FP - Proposed two storey extension to building to create 1 No. 2-bed flat and 1 No. 1-bed flat and associated parking - Refused 08-05-2012

***Representations***

Eight letters of representation have been received objecting on the following grounds:-

- The proposed extension is out of character
- The footprint of the extension is the same as the previous refused application for a one bedroom bungalow
- Need reassurance that if this extension does ahead it cannot at a later date be turned into a separate dwelling
- If later converted into a dwelling the end result would be too much traffic on an already very busy cul-de-sac, more disruption for the infrastructure of the road, drainage etc.
- Forward of building line

- There would be a significant reduction to the amount of open space
- Could create a potential hazard by obstructing visibility on a right angled bend on a busy road
- Out of keeping with the area
- A garage does not need windows
- Not enough parking

### **Consultations**

Director of Planning & Environment(Highways):- no objection subject to conditions

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

#### Introduction

There have been three previous applications submitted in recent times for this property for residential development. The first application was submitted for a two storey extension to form two separate flats; the second was to erect a three bed house and the most recent application was for a one bed single storey bungalow.

The most recent application (P/13/0688/FP refers) was reported to the Planning Committee in September 2013. Members resolved to refuse the application for the following reason:

i)the close proximity of the extension to the site boundary and the highway in this prominent corner position and the resultant loss of space about the building would be harmful to the visual appearance of the area;

ii)the proposed extension is not of a high quality of design and is considered to be out of character with the surrounding area to the detriment of visual amenity.

This current application proposes a single storey side extension to form a garage, family and utility room. The proposal would be an extension to the existing property and used as one complete residential unit.

#### Impact on the Character of the Area

The development would occupy a large presently undeveloped space at the side of the building projecting towards the site boundary. Since the previous refusal and the submission of this application the size of the extension has been reduced both in width and depth. The extension has been reduced by 700mm in width resulting in a 2 metre gap from the side boundary at its nearest point with the highway. The extension would also have a pitched roof hipping away from the highway. The depth has been reduced by 900mm in line with the existing property at the rear.

Officers are of the opinion that the amendments to the size, design and siting of the extension would overcome the previous reason for refusal.

It is not considered that the proposal would have a detrimental impact on the visual amenities of the streetscene or character of the area.

#### Highways

The extension would result in an area currently used for parking being lost and replaced by a garage and accommodation. The existing garage will be converted into living space and

three car parking spaces will be provided to the front. This is in accordance with the Council's adopted Residential Car and Cycle Parking Supplementary Planning Document.

The Director of Planning and the Environment (Highways) has considered the proposal and is satisfied that the development would not have an adverse impact on highway safety.

#### Use of building

The extension would be used as a garage, family and utility room. Concern has been raised that the extension may be converted into a separate unit of accommodation at a later date. This in itself would require planning permission.

#### Conclusion

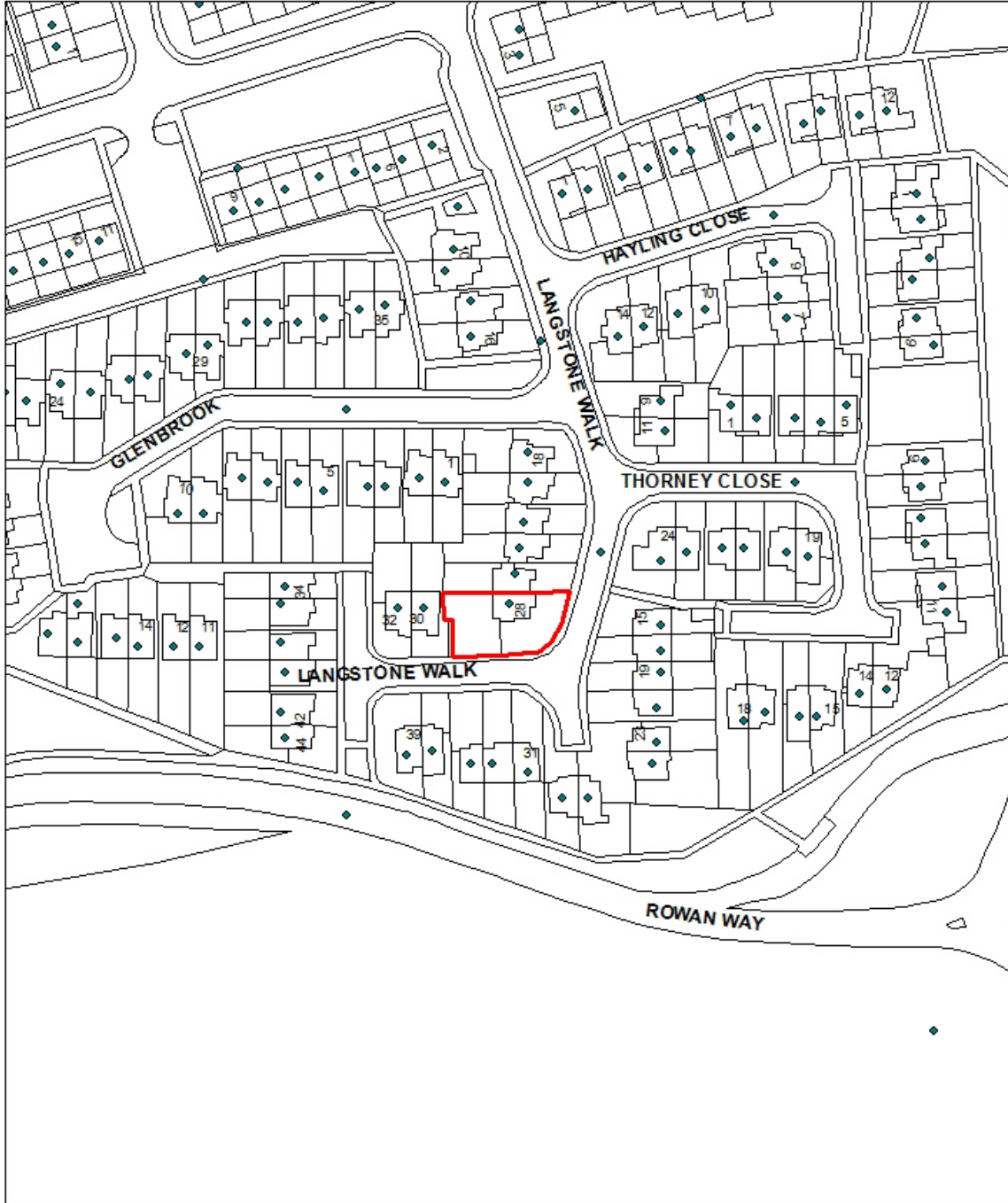
Officers are of the opinion that the development complies with the Fareham Borough Local Plan Review and the Adopted Fareham Borough Core Strategy.

#### ***Recommendation***

Permission: Materials, vehicular access construction and visibility splay.

# FAREHAM

## BOROUGH COUNCIL



28 LANGSTONE WALK  
SCALE: 1:1,250

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