

OFFICER REPORT FOR COMMITTEE

DATE: 13 NOVEMBER 2024

**P/24/1170/FP
MRS SOPHIE PINNICK**

**HOOK WITH WARSASH WARD
AGENT: MRS S PINNICK**

ERECTION OF DETACHED GARAGE WITH HOME OFFICE

77 GREENAWAY LANE, WARSASH, SOUTHAMPTON, SO31 9HT

Report By

Charlotte Fleming – direct dial 01329 824702

1.0 *Introduction*

1.1 The application is reported to the Planning Committee due to the number of third party letters of representation received regarding the development.

2.0 *Site Description*

2.1 This application relates to a detached two storey dwelling on the southern side of Greenaway Lane set on the new build private lane. The plot is part of the HA01 Housing Allocation site, within the designated Urban Area.

2.2 Formerly agricultural fields, the details of the self builds were approved at Greenaway Lane in 2021 (P/21/0133/RM) along with several amendments to all the properties, the application site is referred to as Plot 3 in some planning history.

2.3 The property is open to the street with a landscaped garden. There are hedgerow and chain-link fence boundary treatments being planted to the rear and sides, along with an existing 1metre (m) deep laurel hedge along the western boundary belonging to the neighbour at 79 Greenaway Lane.

2.4 Neighbouring properties, at number 73 and 75 Greenaway Lane both have similar larger double garages with rooms above set to the side of the proposed and adjacent to other properties, both of which are different to the original 2021 garage approvals.

2.5 The neighbouring 79 Greenaway Lane, although on a larger plot and there before the application site dwelling was built, also has a triple garage with rooms above. However, the garage at No.79 is set in front of the building line of the street.

2.6 Across the street to the north there are larger detached dwellings of various designs and a development of 28 dwellings currently under construction.

3.0 Description of Proposal

3.1 The application is for a two-bay garage outbuilding with a covered open store to the rear and an office, WC and store room a first floor within the half hipped gable roof.

3.2 The proposal is set 1m to the west of the property, 2.5m back from the front building line, and 2m off the wire boundary fence and laurel hedge boundary to west. It projects 4m beyond the rear of the original property (1m more than the existing rear extension) and allows a 13.75m distance to the rear boundary.

3.3 The proposal is 6.6m wide and 12.08m deep, with an overall height of 6.45m and an eaves height of 2.45m, with an internal staircase and pedestrian door on the western side. Rooflights on the west facing roofslope and the window on the rear will be obscure glazed and non-opening below 1.7m (protected by condition), the materials will match the existing house.

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:

National Planning Policy Framework (NPPF) 2023

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 Relevant Planning History

5.1 The following on site planning history (77 Greenaway Lane - Plot 3) is relevant:

P/22/1544/FP The addition of a utility side door, cloakroom window, Solar PV panels to rear roof elevation and roof lights to main roof.

APPROVE 15/12/2022 (Delegated)

P/21/0133/MA/B	Non-Material Amendment to lower first floor level by 496mm to house and garage of Plot 3 (of permitted P/21/0133/RM).
APPROVE	08/07/2022 (Delegated)
P/21/0133/MA/A	Minor Amendment to P/21/0133/RM: Remove rear gables; lower first floor window height, re-position bathroom windows & reposition french doors to align with first floor windows.
APPROVE	05/04/2022 (Delegated)
P/21/0133/RM	Reserved matter application for the layout, appearance, scale and landscaping for phase 1-7 of P/18/0107/OA (Outline application for the erection of up to 30 residential units and associated detached garages. Revised scheme incorporating access to the south) and discharge of condition 9 (Biodiversity Enhancement and Mitigation Plan).
APPROVE	21/04/2021 (Committee)
P/18/0107/OA	Outline application for the erection of up to 30 residential units and associated detached garages. Revised scheme incorporating access to the south
APPROVE	20/01/2021 (Delegated)

5.2 The following neighbouring planning history is relevant:

79 Greenaway Lane

P/24/0255/FP	Side extension to existing garage - renewal of P/21/0094/FP – Approved 08/04/24
P/21/0094/FP	Side extension to existing triple garage to create a home office with WC and storage area (amendment to approved application P/17/0810/FP) – Approve 05/03/21
P/18/0947/FP	Reduction in area of residential curtilage, change to boundary fencing and landscaping (part retrospective). - Approve 02/10/18
P/17/0810/FP	Side extension to existing triple garage to create boat/car port – Approve 21/08/17

P/12/0158/MA/A Demolition of the existing dwelling, erection of new dwelling and erection of detached triple garage with a room above: Non material amendment to main elevation materials, roof over master bedroom, porch, entrance area, windows & doors, roof & chimneys
– Approve 26/06/13

P/12/0158/FP Demolition of the existing dwelling, erection of new dwelling and erection of detached triple garage with a room above
– Approve 28/08/12

75 Greenaway Lane (Plot 4)

P/21/1706/RM Scale layout and appearance of the proposed dwelling.
Including garage with cinema above
– Approve (Committee) 13/01/22

73 Greenaway Lane (Plot 5)

P/21/0763/RM Two storey, 4 bedroom residential dwelling with detached double garage and annex
- Approve 19/08/21

66 Greenaway Lane

P/21/1879/FP Detached double garage and office building within front curtilage of the house
– Approve 17/12/21

6.0 Representations

6.1 During the consultation period, eleven letters of objection were received, from six different properties, along with comments from a local Councillor. Some people have written in more than once, and they raise the following objections:

Policy

- Not in compliance with Development Plan and no material considerations of significant weight to reach a different conclusion
- Doesn't comply with Policy D1 or D2a or b
- Proposal does not maintain a strong sense of place and create places which promote health and well-being, a high standard of amenity for all existing users, and not undermine their quality of life which is the requirement of the framework [Chapter 12 (Design) of NPPF]
- Loss of parking spaces – where will visitors park

Scale, massing, design

- Overdevelopment of site – scale, mass and height, size of another house - garage should suit plot size, not two 'homes'
- Out of character with surrounding area
- 79 Greenaway Lane plot is three times larger than application site
- Destroying spacious environment and street scene
- 'Original' application P/21/1823/FP advised garages should be small scale and low rise to site to maintain character of area – should be upheld, not doubled
- Roof design fails to have a hip-end like other garages on the street
- No material details
- Garage extends beyond building line
- Don't know the height of the proposed in relation to the house or street level
- Other garages also on similar plot sizes are smaller in scale
- Original drop between houses and single storey garages helped to soften the street scene
- Site does not have trees in front to soften proposed compared to 73/75 Greenaway Lane
- P/21/1879/FP (no 66) told to amend height and location of garage due to impact on neighbours and the street scene

Impact on neighbours

- Overbearing on 79
- Gable ends and height will significantly reduce light and overshadow downstairs rooms of the neighbouring property
- Contravenes 45degree rule
- Loss of privacy in bathroom at 79
- All windows on west should be obscure glazed
- Supporting information shows sunlight not daylight impact – photos differ from submitted plans.
- 79 garage is sited further away from neighbouring properties

Other

- Original application, P/21/1823/FP hasn't been complied with – people shouldn't be living in the property until garage built
- Site/Location Plan inaccurate - 77 is not that large compared to other properties and 79 garage is not that large
- Existing construction management plan on the site
- "Storeroom" appears to be a future bedroom/commercial business
- Impact on Nitrates calculations, if not used as an office
- Impact on sewage pipeline excavations
- Insufficient space between buildings to comply with wildlife corridors

- Planning condition for 77 Greenaway states garages must be built before occupation – did not happen
- Passing bay is used by applicants to park in

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) Planning Policy
- b) Design of the proposal and impact on character of area
- c) Impact on neighbouring properties
- d) Other matters

a) Planning Policy

8.2 Fareham Local Plan 2037 forms the overarching policy document to assess planning applications. The Local Plan relates to the management of development within the Borough and is considered to be in general conformity with the National Planning Policy Framework (NPPF) 2023, this is further supported by supplementary planning documents (SPD).

8.3 The key policies of relevance for the proposed include: Policy D1 (High Quality Design and Place Making) and Policy D2 (Ensuring Good Environmental Conditions) and the Design Guidance Supplementary Planning Document (hereafter referred to as the Design SPD).

b) Design of the proposal and impact on character of area

8.4 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.

8.5 The principle of a double garage on the side of the plot with parking to the front was approved under the original reserved matters application. The immediate neighbouring properties already have permission granted for similar scale (in particular height) detached double garages with rooms above within their side gardens.

8.6 The proposed garage on the site will be visible from the immediate neighbours. However, it is set back behind the front building line and shielded from the main Greenaway Lane, as the property is set back on a secondary

access street, partially screened by dense hedgerow and so less of an impact on the street scene. There will be no change in ground levels.

- 8.7 The materials will match the finish of the existing property and compliment neighbours, with an amendment to half hip the roof designed, mimicking their garages, and lessening the impact of the proposed. Officers consider that 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 and therefore raise no design concerns as the proposed complies with Policy D1 of the Fareham Local Plan 2037.

c) Impact on neighbours properties

- 8.8 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.
- 8.9 The neighbour to the southeast of the site (no.75) will have the proposed garage mostly screened by the existing house and the single storey rear extension. There are no proposed side windows directly facing their property and there is a gap of at least 15.3m to the boundary, which will become more screened as boundary vegetation matures, it is considered that these neighbours will not be impacted by the proposed.
- 8.10 To the north is the secondary private road of Greenway Lane and a dense hedgerow followed by the original Greenaway Lane, with the closest property over 30m away and not thought to be impacted by the proposed.
- 8.11 To the rear (southwest) there is a new build housing development and access road, with no properties directly lined up with the garage. The rear garden will still be 13.75m deep and no new unobscured windows are proposed on the rear of the garage, with the closest property over 40m away. It is considered that this property would not be negatively impacted by the proposed.
- 8.12 Other than the application site, the property closest to the garage extension is number 79 to the northwest, set 5.5m away. Having visited the neighbouring site and looked at planning history, the ground floor windows to the side are for a WC and secondary lounge windows, along with the sole window for a gym/games room, although these are all obscured by a 1m deep laurel hedgerow. First floor windows on the northwest side of the neighbour's property are rooflights for an ensuite, and secondary bedroom rooflights, all at least 1.7m off the internal finished floor level. The unobscured side dormer serves a bathroom looking directly across the garden of the application site. To the front of the property the proposed garage is set back so that it is

outside the 45-degree visibility design rule for the ground floor study/beauty studio and first floor bedroom of No.79.

- 8.13 Of the neighbour's side windows the gym/games room is the only habitable room in design terms where privacy and light can be considered. The proposed garage does not project as far back into the garden as this window and there is over a 4m gap between the proposed garage to the side of the house and the existing neighbour, which complies with the advice in the Design SPD. It should also be noted that as this is at ground floor and is screened by an existing dense 1m deep laurel hedge, it is considered that the proposed would not have an unacceptable adverse impact on the neighbouring property.
- 8.14 The two proposed roof light windows looking to the west on the office/toilet have been amended to be obscure glazed and non-opening below 1.7m from internal finished floor level. These requirements would be secured by condition.
- 8.15 An assessment has been carried out and the garage extension is outside of the 45-degree sight line from the habitable windows of the neighbouring properties and the separation distance is acceptable. This policy compliance along with the amendment to a half-hipped roof means it is considered that the proposal would not have a detrimental impact on the light to, nor outlook from the neighbouring property's habitable rooms and, and therefore Officers consider the proposal complies with the Council's Design SPD and Policy D2 of the Fareham Local Plan 2037.

d) Other matters

Construction Management Plan

- 8.16 Whilst it is acknowledged that there is a wider construction management plan for the housing allocation site, this house has now been built and being lived in, and this application is considered a householder application rather than a major development.
- 8.17 Due to the nature and scale of the proposed works, as a householder planning application, construction traffic and works are not something that the Council would reasonably be able to control. Many residents undertake works to their houses, much of which can take place without planning permission. If contractors are parking inconsiderately and if they are causing a highway hazard this would be a matter for the police. If contractors are making too much noise outside reasonable hours during construction this would be a matter for the environmental health.

Parking

- 8.18 The original application showed three parking spaces to the front of the garage, this has been retained, from the site plan it appears that four may even be achievable.
- 8.19 The property is a three-bedroom dwelling; therefore, the applicant only needs to provide two off-street parking spaces on the site (not including the garage). Therefore, the proposal complies with the Council's Residential Car Parking Standards SPD.

Drainage

- 8.20 Drainage easements on a householder planning application is not a matter for planning consideration and is a civil matter between neighbours, Southern Water and Building Control.

Nitrates

- 8.21 The property is not increasing the number of dwellings/additional overnight accommodation on the site. Therefore, the nitrate calculations remain the same as existing. Were the proposed turned into an independent unit of accommodation, this would require planning permission and be dealt with then.

Ecology

- 8.22 Concerns were raised over the loss of the wildlife corridor. The original application had provision for a double garage on the property, with the proposed there are still gaps retained down both sides of the garage along with a 1m deep boundary hedge corridor to the side of the site.

Original application

- 8.23 Several comments refer to the original application P/21/1823/FP, about the design of the original garages to be small scale and low rise to site to maintain character of area. It should be noted that this referenced approval (P/21/1823/FP) is for the six unit scheme to the south/rear of the application site (phase 2), with the red line location plan not including the application site at 77 Greenaway Lane.
- 8.24 The original approval for the site is P/21/0133/RM as confirmed in the Section 5 (Planning History) of this report, there are no conditions on occupation before a garage is constructed.

Inaccurate Plans

- 8.25 The OS map base for the location plan appears to be incorrect, however this is a matter for Ordnance Survey rather than planning and is merely used to enable the Local Planning Authority and local residents to locate the site.

8.26 Having discussed with the neighbour, they are happy that the Site Plan is to the correct scale, just not the Location Plan.

9.0 Recommendation

9.1 The proposal accords with Policy D1 and D2 of the adopted Fareham Local Plan 2037.

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) Location Plan
- b) Site Layout – 1966 101 B
- c) Proposed Plans and Elevations – 1966 05 C
- d) Site Section
- e) Sunlight Analysis

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

3. The first floor windows proposed to be inserted into the Northwest (rooflights) and Southwest (rear) Elevations of the approved development shall be:

- a) Obscure-glazed; and
- b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

4. The garage and office accommodation hereby permitted shall be occupied only for residential purposes incidental to 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.

5. The construction of the garage hereby approved shall not have ground levels raised above existing level conditions. Any alterations to the ground level

conditions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON: To safeguard the character and appearance of the area and to assess the impact on nearby residential properties. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

Then:

DELEGATE authority to the Head of Planning 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.

77 Greenaway Lane Warsash

