

P/14/0271/FP

WARSASH

MR & MRS STEPHEN KNUTSON

AGENT: DAVID NEWELL
CONSULTANCY LTD

PROPOSED EXTENSION AND CONVERSION OF EXISTING DETACHED GARAGE TO
PROVIDE ANNEXE

79 OSBORNE ROAD WARSASH SOUTHAMPTON SO31 9GJ

Report By

Mark Wyatt - x2412

Introduction

This application is presented to the Planning Committee in accordance with the Council's adopted scheme of delegation.

Site Description

Located within the settlement boundary of Warsash, the application site is a broadly rectangular plot on the eastern side of Osborne Road. The dwelling presents itself to the road as a chalet bungalow, but with an asymmetrical roof, is finished as a two storey building to the rear. Along the southern boundary of the site is a driveway between the house and its neighbour that serves an existing detached double garage and store building.

The character of Osborne Road is mixed with a variety of dwelling type and architectural styles. The presence of rear garage buildings is not unusual.

Description of Proposal

The application seeks full planning permission to extend and change the use of the garage to provide some annexed living accommodation to the main dwelling. The proposal seeks to extend the existing garage due east, parallel to the southern site boundary. The extension will require the removal of a shallow gable ended pitch-roofed store and an extension 5.1m deep at ground floor and 4m deep at first floor. To accommodate the proposed first floor accommodation the proposal raises the eaves and ridge of the extension when compared to the garage itself by 0.7m. The roof form reflects that of the existing garage and is finished with a gable and matching materials to the dwelling house.

Policies

The following policies apply to this application:
National Planning Policy Framework (NPPF):

Planning Practice Guidance (PPG):

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

H9 - Annexes For Dependent Relatives

Relevant Planning History

The following planning history is relevant:

P/09/1108/FP **ALTERATIONS TO ROOF AT REAR, NEW PITCHED ROOF TO GARAGE, AND ERECTION OF TWO STOREY REAR EXTENSION AND FRONT PORCH**

PERMISSION 05/03/2010

P/05/0711/FP **Erection of Rear Extension, New Gates and Boundary Wall to Front**

PERMISSION 18/07/2005

P/94/1183/FP **ERECTION OF FIRST FLOOR EXTENSION TO EXISTING BUNGALOW AND CONSERVATORY**

PERMISSION 23/12/1994

Representations

One letter from 81 Osborne Road. Objection:

- The applicants have already significantly increased the height of the garage since moving in.

- It now appears that the intention all along was to provide an annexe - a significant material change to the building.

- The proposal will impact upon our privacy for 5 reasons:

- 1) The upper, south facing windows, will directly overlook our garden where we enjoy a private location. There are currently no windows looking into this part of our garden
- 2) The upper east facing window will look into another private area of the garden. These windows with the main house will mean we have no private areas left.
- 3) the provision of a dwelling rather than a garage will by necessity mean more noise and we value peace and quiet
- 4) the declaration by the applicant on the form that there are no trees within falling distance is incorrect. There is a large conifer in our property within falling distance.
- 5) The extension to the garage is significantly higher and out of keeping with the area.

- this is over development of the site and increases the residential density of the area and reduces the green areas available for gardens. The annexe is overbearing and out of scale to other structures.

Consultations

None

Planning Considerations - Key Issues

The key considerations in the determination of this application are:

- The principle of development
- Impact on the Character of the Area

- Residential Amenity
- Other Matters

THE PRINCIPLE OF DEVELOPMENT:

Located within the defined urban settlement boundaries as defined on the inset map of the Borough Local Plan Review, the extension of buildings to provide additional residential accommodation is acceptable in principle.

Saved Policy H9 of the Local Plan review facilitates the provision of annexed accommodation on the basis that:

- any occupant cannot be accommodated in the main dwelling;
- the annexe can be used ancillary to the main dwelling when no longer needed as an annexe; and
- adequate garden area and parking provision is retained.

The policy also requires a planning obligation to control the occupancy in occasions when the annexe is detached from the main house.

The application makes no reference to the need for the accommodation to provide space for an elderly relative or dependant member of the family. However, notwithstanding this failure to address the first policy test of H9, the site is within the defined settlement boundary where housing development and redevelopment of land is acceptable in principle.

The annexe opens out into the large retained garden which is laid to lawn and faces a swimming pool at the end (east) of the garden. It is reasonable that the garage and annexe accommodation could be utilised by the occupants main dwelling house.

The driveway parking is retained as is one half of the garage as a parking space.

The Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) set out when to use planning obligations and when to use planning conditions. In this case the control of the occupancy of the annexe, being wholly within the garden of the host property and with access via the side of the house, is such that a planning obligation would fail the tests of paragraph 204 in the NPPF and the future occupancy can be adequately controlled by the use of a planning condition.

Subject to the consideration of matters including amenity and character, the principle of development is acceptable.

IMPACT UPON THE CHARACTER OF THE AREA:

The representation refers to the building as a dwelling and that it will be out of character with the area. Whilst residential accommodation is proposed, the scheme does not purport to be a new dwelling.

The roof of the existing garage is clearly visible from Osborne Road, due south of the site between numbers 81 and 89 Osborne Road. The roof is seen, but is read in the context of the two storey and chalet bungalow style dwellings that front the road. Additionally the dwellings to the rear of the site, along Meadcroft Close, are also visible in glimpses between properties as two storey dwellings.

Whilst the proposed extension requires an increase in eaves and ridge height from the existing garage of 0.7m, the design of the roof reflects the gable design of the existing

garage. Given the set back of the garage from the street scene and the fact that only the roof of the garage is visible coupled with the variety of buildings in the area and the planting in neighbouring gardens, the proposal is not considered to result in demonstrable harm to the visual amenities or character of the area.

It is noted that the third party comments refer to the reduction in green spaces, however this site is not a publicly accessible green space and the site for the extension currently accommodates a building in any event.

RESIDENTIAL AMENITY:

The neighbour at 81 Osborne Road has expressed concern at the impact of the proposal in terms of:

- 1) overbearing;
- 2) overlooking from the south and east windows, and
- 3) noise.

Dealing first with the matter of overbearing impact. The garden boundary consists of a fairly typical 1.8m closed board fence between the gardens. Within the neighbouring property are mature conifer trees sitting adjacent to the existing garage building which helps mitigate the impact of the existing building. The existing shed like structure on the site of the proposed extension sits at a level similar to the fence. The proposed extension is of a much greater size than this existing structure, however there is the presence of a mature tree in the neighbouring garden and adjacent to the fence is mature hedging. The maintenance of the neighbouring garden with its mature planting and established tree coverage helps to mitigate the impact of the proposed extension such that the proposal is not considered to result in a dominant or overbearing feature to the neighbouring garden.

Overlooking is addressed from two perspectives in the representation. First of all is the potential for views from the south facing roof lights. The proposed plans are annotated that "all velux windows position so that the bottom cill min 1.7m above floor". The roof lights being fixed at this level will ensure the preservation of the amenity of the neighbouring garden by the roof lights be sited high enough in the roof plane to ensure that views are not afforded down into the garden.

The eastern gable of the garage extension provides for a simple, two pane, side hung casement window. The window is sited centrally within the gable and serves the proposed bedroom. At the rear of the neighbouring garden is a small summerhouse. This summerhouse is located over 20m from the proposed window and there is the previously mentioned tree coverage in the neighbouring garden that interrupts any direct views from the extended garage. It is also important to take into account the relative infrequency with which residents would usually stand looking out of bedroom windows and to bear in mind that some degree of overlooking of adjacent gardens from neighbouring first floor windows is a common feature of many residential gardens and in this case the neighbour to the east (7 Meadcroft Close) is only 19m away and its rear garden wraps around the end of the neighbouring property's garden.

It is considered that the proposed east facing window is, on balance, acceptable without significant harm to the amenity of the neighbouring property.

As described previously, the application does not propose a new dwelling. The site remains as one planning unit. The level of activity and noise is therefore likely to remain commensurate with that of a domestic dwelling given that there is no sub-division of the

planning unit.

OTHER MATTERS:

The third party comments refer to the application form being incorrectly completed. The Case Officer has undertaken a site visit of the application site and the presence of the trees has been noted. The representation specifically refers to a coniferous tree which is not protected by any preservation order. As such it is possible to consider and assess the application on its merits. The inaccuracy in the application form is not a matter that would justify the refusal of the application.

CONCLUSION:

The proposal is considered to be acceptable for permission without demonstrable harm being identified to the character of the area or the amenity of neighbouring properties. As such the scheme is recommended for permission.

Recommendation

PERMISSION subject to conditions:

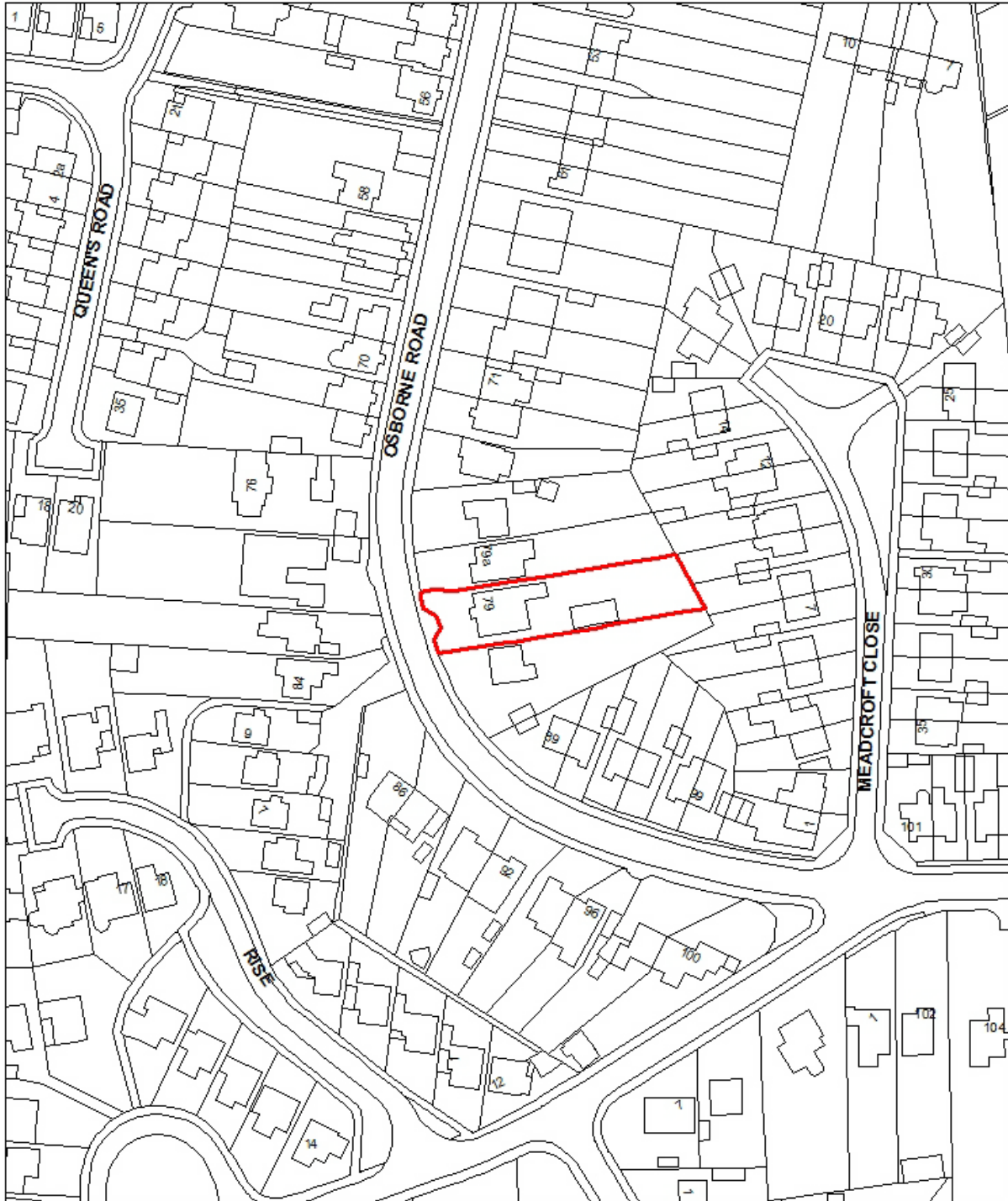
Commence within three years, in accordance with approved plans, materials to match, annexes to be ancillary only to 79 Osborne Road.

Background Papers

P/09/1108/FP, P/05/0711/FP, P/94/1183/FP

FAREHAM

BOROUGH COUNCIL



79 Osborne Road
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014

