

P/14/0353/FP

MR & MRS C TOMLIN

TITCHFIELD

AGENT: BOTH CREATIVE
PARTNERSHIP

SINGLE STOREY ANNEX IN REAR GARDEN

32 CATISFIELD ROAD FAREHAM HAMPSHIRE PO15 5LP

Report By

Richard Wright x2356

Site Description

The application site is located on the north side of Catisfield Road close to the junction with Appleton Road.

The application site is occupied by a semi-detached house with pedestrian access to the eastern side.

The rear garden of the house lies on the northern side of the house, and measures in the region of 30 metres long by 6.5 metres in width.

Description of Proposal

Planning permission is sought to erect an annex at the end of the applicants' rear garden. The annex is to house the elderly mother of Mrs Tomlin.

The plans submitted with the application show that the annex will contain a sitting room, bedroom and en-suite bathroom.

Externally the annex would measure 8 metres in length and 5.3 metres in width. The annex would be covered by a shallow pitched roof, hipped on four sides. At its highest point the roof would measure 3.7 metres above ground level. The eaves would be in the region of 2.3 metres above ground level.

The applicants have confirmed that the annex is intended to be used solely as an ancillary part of their home and will not be sold as a separate dwelling now or in the future.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

DSP46 - Self Contained Annexes and Extensions

Relevant Planning History

The following planning history is relevant:

P/04/0202/FP **Erection of Single Storey Rear Extension**

PERMISSION 17/03/2004

P/99/0477/FP **Erection of Single and Two Storey Rear Extension**

PERMISSION 09/06/1999

Representations

Three letters have been received from neighbours living adjacent the site, along with one letter from the Catisfield Village Association, with the following concerns:

- Loss of light to gardens
- Effect on existing landscape and skyline
- Not in keeping with the surrounding area
- Sets a precedent for other large outbuildings
- Overloading of existing foul drainage
- Disruption to access and disturbance during construction
- Concern over future use of annex

Planning Considerations - Key Issues

Design and effect on the character of the area

The application property has a rear garden length of approximately 30 metres. The rear gardens of the two immediate properties are of directly comparable length.

The proposed annex building is of traditional construction with a tiled pitched roof and walls finished in either brickwork or render. The shallow pitch of the roof means the overall height of the building has been kept low.

The annex is located at the end of the rear garden. Whilst the annex measures 8 metres in length, an area of garden just over 20 metres long would remain between the back of the existing house and the proposed annex.

The rear garden is fairly modest in width at 6.5 metres wide; as a result the annex building is located close to three party boundaries. In the case of the western and northern party boundaries, the wall of the annex would be set between 200 and 300 mm from the boundary. On the eastern side of the annex a gap of around 1 metre would be retained between the annex and the party boundary.

In the view of Officers, the design of the building proposed is appropriate for this residential area. The materials and the use of a shallow tiled pitched roof are appropriate and in keeping with the area.

The annex building would be located immediately between existing outbuildings on adjoining properties, with a further outbuilding located close by to the north west. Whilst larger than those nearby outbuildings, the siting of the annex building is consistent with the approach taken on adjoining properties. Those adjoining outbuildings are also located in close proximity to party boundaries.

Officers are satisfied that the annex building is of an acceptable design and would not materially harm the character of the area nor the enjoyment of adjoining properties. The proposal accords with Policies CS17 of the Fareham Borough Core Strategy and DSP2 of

the Emerging Fareham Local Plan Part 2: Development Sites and Policies.

Principle of an annex in the rear garden

Policy DSP46 of the Emerging Fareham Borough Local Plan Part 2: Development Sites and Policies is permissive of self-contained annexes provided such proposals meet five tests (i - v). In this instance those tests are satisfied.

- (i) The accommodation is intended to be for the mother of Mrs Tomlin who lives at the property, which demonstrates that the annex is an ancillary part of the same residential unit as the main house.
- (ii) The annex is within the curtilage of the principal dwelling.
- (iii) There is sufficient car parking provision to the front of the house to meet the needs of both the occupants of the annex and the main house.
- (iv) There is no physical separation of the rear garden.
- (v) The annex building is of a sufficiently good quality design to accord with the relevant local plan policies as explained in the preceding section.

A planning condition is recommended which restricts the use of the annexe to living accommodation for Mrs Tomlin's mother Mrs Edna Skillen. In the future should there be no need for the annex accommodation then the building could be used for another purpose incidental to the residential use (e.g. storage, garaging facilities, games room).

Effect on neighbouring sunlight and daylight

The annex is to be located at the end of the rear garden with over 20 metres remaining between it and the rear of the house. A similar distance would remain between it and the neighbouring houses on either side meaning there would be no loss of sun or daylight to the houses themselves.

To the immediate east of the intended location of the annex stands the garage outbuilding of 30 Catisfield Road. Whilst the proposed building would be larger and higher, it would be set off the boundary by 1 metre and the majority of its length would still be set back alongside the neighbour's garage.

On the opposite side the garage would be 200 - 300 mm from the western party boundary. The adjacent garden at 34 Catisfield Road is similarly long in length at around 30 metres meaning the building would only affect a relatively small proportion of it and, due to its orientation, lose very little if any natural light.

Officers are of the view that there would be no material impact on the enjoyment of these adjacent gardens by their occupants through loss of light. The proposal accords with Policy DSP4 of the Emerging Fareham Borough Local Plan Part 2: Development Sites and Policies.

Drainage issues

Officers are advised that a drain runs along the rear garden of the application site. The neighbour living in the adjoining house has concerns over the capacity of the existing drainage system to cope with foul water from the annex. The neighbour has discussed this issue with a Building Surveyor from the Building Control Partnership and has been advised that, since the drain is most likely now in public ownership, the applicant is entitled to apply

to Southern Water to connect the annex to it.

Disturbance and inconvenience caused during building works

Neighbours living at both adjacent properties and the house to the rear (7 Appleton Road) are understood to regularly use a driveway running to the north of the application site for vehicular access to their garages. Concerns have been raised over access to these garages whilst the annex is being built.

Whilst these are private matters Officers have raised these concerns with the applicant who is mindful of the need to keep the access clear as far as possible during construction.

The scale of the building proposed is not likely to result in building works lasting a long period of time or of such intensity that they would be likely to materially harm the living conditions of neighbours.

Conclusion

The proposed annex would not harm the living conditions of neighbours nor would it detract from the character of the surrounding area. The principle of annexed accommodation is considered acceptable in this instance. Other concerns raised by neighbours are private matters which Officers are satisfied have no material planning implications.

Notwithstanding the objections received, the proposal accords with the relevant policies of the development plans and is considered acceptable.

Recommendation

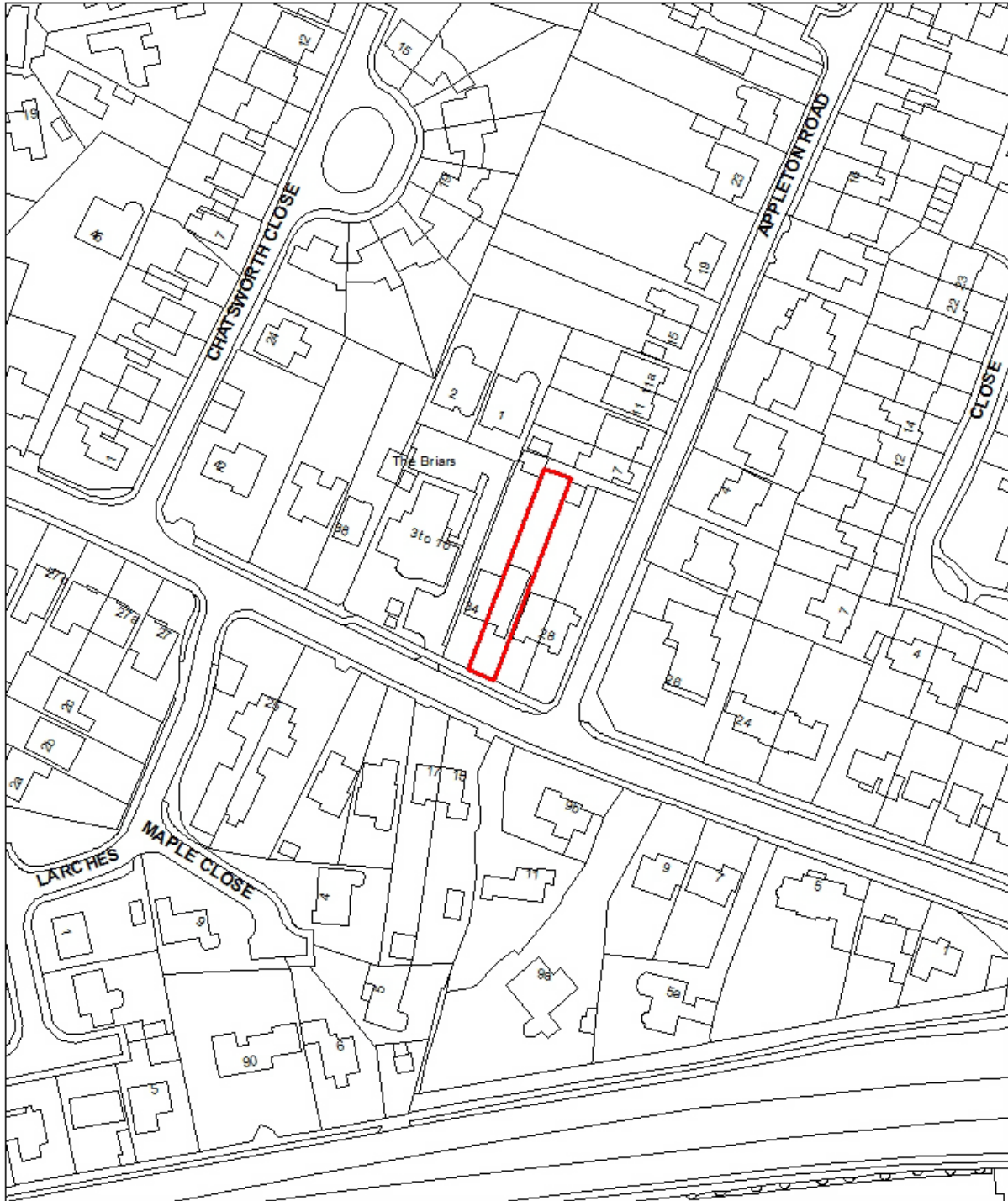
PERMISSION: use of annex restricted to accommodation for Mrs Edna Skillen or purposes incidental to the residential use of the dwelling.

Background Papers

P/14/0353/FP

FAREHAM

BOROUGH COUNCIL



32 Catisfield Road
Scale 1:1250

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