

P/14/0368/FP [O]

MR JACK ENGLEFIELD

TITCHFIELD COMMON

AGENT: ROBERT TUTTON
TOWN PLANNING CO

PROPOSED FIRST-FLOOR EXTENSION OVER GARAGE, TO ACHIEVE THE PROVISION OF A ONE-BEDROOMED ANNEXE.

1 LOWER CHURCH ROAD FAREHAM HAMPSHIRE PO14 4PW

Report By

Graham Pretty (Ext.2526)

Introduction

The applicant in this case is a Councillor and three letters of objection have been received that will be addressed in this report.

Site Description

The application site is a semi-detached dwelling which has been extended at two storeys to the east side in the past under planning permission FBC.5486/18. There is a detached double garage with storage above adjacent to the two storey side extension. The dwelling currently has two usable bedrooms. The roofspace of the dwelling has been converted to provide usable space, with rooflights to front and rear and a small gable window in the original and the extended side elevations; access to the space is via a centrally placed staircase which prevents effective use of the main roofspace as bedroom accommodation; the space within the roof of the extension is excessively low and, similarly cannot be classed as bedroom accommodation.

Description of Proposal

The proposal is to raise the eaves and in turn the overall roof of the garage (which has a pitched roof with front and rear gables) by approximately 1m to allow its conversion into one bedroom, annexe accommodation.

Policies

The following policies apply to this application:

National Planning Policy Framework

Planning Practice Guidance

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Development Sites and Policies

DSP2 - Design

H9 - Annexes For Dependent Relatives
DSP4 - Impact on Living Conditions
DSP46 - Self Contained Annexes and Extensions

Fareham Borough Local Plan Review

DG4 - Site Characteristics
H9 - Annexes For Dependent Relatives

Relevant Planning History

The following planning history is relevant:

FBC.5486/18

PERMISSION 22/11/1988

FBC.5486/17

REFUSE 09/10/1987

FBC.5486/14

PERMISSION 04/09/1975

Representations

Three letters have been received objecting on the following grounds:

- The submitted plans do not show the existing rooflights on the existing dwelling;
- The roofspace may be used as a bedroom so that the application is incorrect in stating that the existing dwelling has only 2 bedrooms;
- It is questioned why the space is now needed;
- able bodied relatives cannot be considered as 'dependent';
- Annexe would be capable of being separated from the main house;
- Insufficient parking since the proposal will create a 4 bed house not a 3 bed and in a dangerous position;
- Overdevelopment of the site;
- Loss of light and privacy to neighbouring properties.

Consultations

Director of Community (Pollution and Suitability) - No adverse comments in respect of this application. Advise the applicant to have regard to the location of the premises on a busy roundabout to ensure that the design of the extension to the existing garage provides for good acoustic insulation so that the internal noise environment complies with the WHO guidelines for community noise and/or BS8233:1999, "Sound insulation and noise reduction for buildings - code of practice".

Director of Planning and Development (Highways) - No objection.

Planning Considerations - Key Issues

The key issues in this case are:

- Principle of the development
- Impact on the character of the area
- Impact on neighbouring Properties

- Highways
- Acceptability of Annexed Accommodation

Principle of development

The site is located within the urban area where the principle of development, subject to consideration under the appropriate adopted policies may be considered acceptable.

Impact on character of the area

The property is located on the north side of Lower Church Road which is bounded on both sides by residential development. Although the site is close to some commercial uses fronting on to Hunts Pond Road, a short distance to the west, residential provides the dominant use and character of the area.

The proposed development is for an annexe to the main house. The implications for this are explored below. It is considered that the use of the extended building for residential accommodation is in keeping with the established character of the area.

The development involves the raising of the roof of the existing garage by 1m. The resultant building would remain visually subservient to the main house. The garage door would be replaced by a window and an entrance door and there would continue to be a window within the front gable as is currently the case. It is the officer's view that the physical changes to the building would be in keeping with the established character of the locality.

Impact on neighbouring properties

Although the impact on neighbouring property has been raised in the representations, the immediate neighbour to the east (No.3), and most affected by the proposal has not objected. That property is separated from the application building by its own driveway (approx.3.25m). No.3 has a number of side openings facing the site. These openings already look out towards the wall of the garage and it must be considered whether the additional 1m of height would materially impact upon the residential amenities enjoyed by the occupants. The side windows either serve non-habitable space, are obscure or are secondary windows. It is not considered that there would be any material harm arising from the proposed development in this direction.

To the rear of the property is No.175a and, again, the occupants of this property have not objected. Although the garden to the application site is relatively short at about 7.85m the additional height of the proposed annexe over the existing garage building will have no adverse impact such as overshadowing. The rear gable window is to a bathroom and can be obscure glazed and fixed to 1.7m above internal floor height. The proposed kitchenette window at ground floor would be screened by existing boundary fencing.

Highways

The plans identify how two car parking spaces can be provided in the front of the property together with turning. At present the garage is not used for the parking of cars and is used for storage. On the basis that the current property has two bedrooms, the Director of Planning and Development (Highways) has raised no objection to the proposed annexe.

Objectors have pointed to the fact that there are rooflights in the existing dwelling and they believe that the dwelling currently has three bedrooms not two. Objectors have pointed to the submitted drawings being incorrect in this respect. Whilst it is correct that the plans do not show the existing rooflights, officers have inspected the roofspace of the existing dwelling and are satisfied that whilst the space created is usable, its use is very constrained

by the access to it which is via a centrally placed stairwell preventing its safe use as a bedroom. The space is currently used for storage/office/games. It is therefore not considered that the omission of the rooflights on the submitted plans is material to the consideration of the application or that the use of the roofspace in the main house materially affects the consideration of the car parking requirements at the site which are set out in the Residential Car and Cycle Parking Supplementary Planning Guidance 2009 and are for 2 car parking spaces for a three bedroomed property.

Acceptability of annexed accommodation

The acceptability of annexed accommodation falls to be considered under saved Policy H9 of the Fareham Local Plan Review and draft Policy DSP46 of the Fareham Borough Local Plan Part 2: Development Sites and Policies which is one of the Policies that may now be afforded significant weight.

Policy H9 of the adopted plan refers to 'dependent relatives' and implies that these would require some form of care, although this is not a stipulation of the plan and it is possible to consider 'dependency' in different ways. The draft Policy does not make reference to the issue of 'care'. In the application case the dependency is in respect of the inability of the applicants' son to be able to afford accommodation with the potential future need for elderly parents. The adopted policy sets out 3 criteria - that it is not possible to satisfactorily cater for dependent relatives in the existing dwelling, that the annexe is capable of incorporation as an ancillary part of the dwelling and that adequate garden and car parking exists. The draft policy does not require demonstration that the dependent relative could not be accommodated within the existing dwelling but requires that there be a 'functional' link between the main dwelling and the annexe such as a relationship between the occupants of the annexe and the dwelling. This draft policy reflects up to date issues in respect of such accommodation.

In this case there will be a functional relationship between the occupants of the dwelling and the annexe; the annexe is within the curtilage of the dwelling; there is adequate garden and car parking; there will be no boundary demarcation and the annex will provide a satisfactory standard of accommodation (all being criteria set out in draft Policy DSP46).

Both Policy H9 and draft Policy DSP46 suggest that a legal agreement may be required to constrain the use of a detached annexe, however, the Council has permitted a number of detached annexes using a restrictive planning condition and the recently published Planning Practice Guidance clearly advocates that where a condition can be used to the same effect as a legal agreement then the condition should be used. In this case a condition restricting the use of the annexe would meet the tests for a sound condition so that in the officers' view it would be appropriate to impose a condition rather than require a S.106 agreement.

A further matter raised in the objections is that the development would represent an overdevelopment of the site. Whilst this might be of concern were the proposal be to create a separate dwelling, this is not the case here; the accommodation will compositely comprise a single residential unit at the site as at present, with adequate amenity and servicing.

In view of the above it is recommended:

PERMISSION

materials to match; layout and retention of car parking; annexe not to be let or sold separately; rear gable and east side rooflight windows to be obscure glazed and fixed to 1.7m; no further windows in eastern elevation.

Notes for Information

Having regard to the location of the property close to a busy roundabout you are advised to ensure that the design of the extension to the existing garage provides for good acoustic insulation so that the internal noise environment complies with the WHO guidelines for community noise and/or BS8233:1999, "Sound insulation and noise reduction for buildings - code of practice".

Background Papers

FBC.5486/18; P/14/0368/FP

FAREHAM

BOROUGH COUNCIL



1 LOWER CHURCH ROAD
SCALE: 1:1,250

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