

P/14/0485/FP

TITCHFIELD

MRS DEBBIE HOWELL

AGENT: DANIELLS HARRISON

CONVERSION OF GARAGE TO PROVIDE DISABLED PERSONS FACILITIES
INCORPORATING EXTERNAL CHANGES

28 HAMPTON GROVE FAREHAM PO15 5NL

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a two storey detached dwelling located on the eastern side of Hampton Grove, which is a residential street located off Highlands Road within the urban area.

The property benefits from a single attached garage to the side (south), connected to the host dwelling by an entrance porch and wc behind.

Description of Proposal

Planning permission is sought to convert the garage into a habitable room and to replace the garage door with a window and fibre cement board cladding, extend the projection of the existing canopy and increase the height of the garage roof by approximately 200mm.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

No relevant planning history.

Representations

One letter of objection has been received from no. 29 Hampton Grove raising the following objections:

- i) the works would cause disruption, noise and encroachment to my family and property,
- ii) the proposed use of fibre cement board cladding in lieu of the existing tile hanging would be unnecessary and unsightly,
- iii) the proposed use of the front garden for car parking would be unnecessary and would threaten the integrity of the drains that run underneath it,
- iv) the increase of roof height will result in the feeling of being hemmed-in in my garden, loss of outlook,

- v) danger of damage to my fence,
- vi) the provision of an additional car parking space is not necessary,
- vii) the hard standing will impact upon drainage pipes running below it,
- vii) vehicles entering and leaving the site will damage my front lawn.

Consultations

Director of Planning and Development (Highways) - comments awaited.

Director of Community (Environmental Health) - comments awaited.

Planning Considerations - Key Issues

When assessing a proposal of this nature the main planning consideration includes the impact upon the character and appearance of the surrounding area, the residential amenities of adjacent neighbours, including the loss of light, outlook and privacy and highway implications.

In terms of impact upon residential amenities, the proposal does not propose any new openings that would facilitate direct overlooking and does not propose to considerably extend the footprint or height of the garage. The increase in height of the roof of the garage by 200mm is not considered material given the spatial relationship of the garage and other nearby properties. Therefore, the proposal does not raise Officers' concerns over harmful impact upon the residential amenities of the adjacent neighbours.

In terms of impact on the character or appearance of the area, the proposal would not diminish the residential character of the area by introducing an activity which is not normally expected within a residential street like this. As to the appearance, concerns have been raised over the introduction of a fibre cement board cladding. However, Officers do not consider the introduction of a new external material within this streetscene to have a demonstrable harm to the street view given the limited amount of the new material proposed to be added to the frontage of the application site.

Further concerns have been raised over the provision of an additional car parking space at the front of the property. This additional space would compensate for the loss of space within the garage in accordance with the car parking requirements set out in the Council's Residential Car & Cycle Parking Standards SPD.

A number of other issues have been raised however these are a private matter between neighbours and lie outside of planning control.

For the reasons set out above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

Recommendation

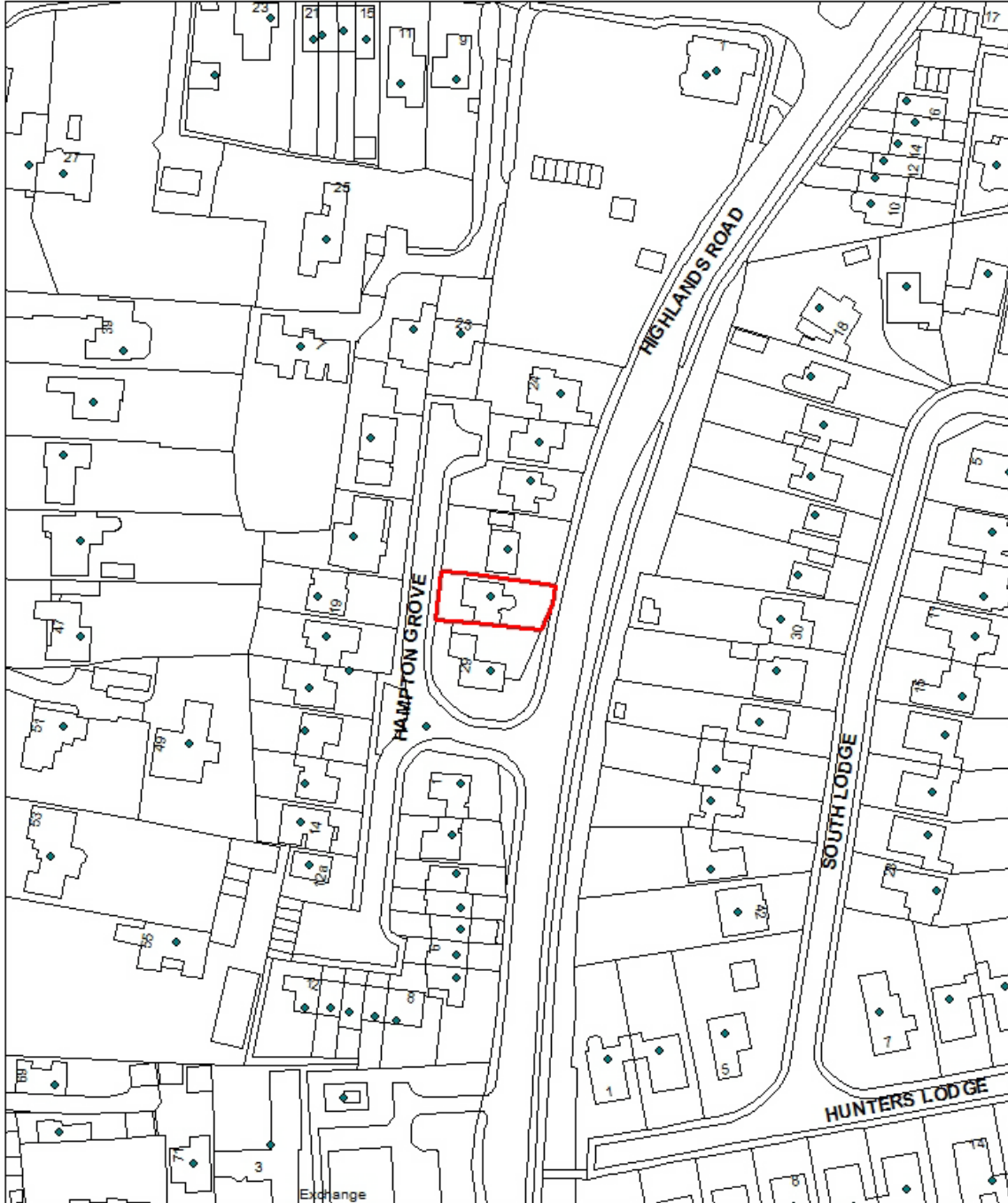
Subject to:

- i) The comments of the Director of Planning and Development (Highways);
- ii) The comments of the Director of Community (Environmental Health).

PERMISSION

FAREHAM

BOROUGH COUNCIL



28 HAMPTON GROVE
SCALE: 1:1,250

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