

**P/14/0537/FP**

MR MICHAEL FORZANI

**STUBBINGTON**

AGENT: DAVID SAYER &  
ASSOCIATES LTD

SINGLE STOREY EXTENSION TO THE EXISTING SENSORY ROOM

32 MAYS LANE STUBBINGTON FAREHAM HAMPSHIRE PO14 2EW

***Report By***

Brendan Flynn X 4665

***Introduction***

This application is reported to committee in accordance with the Council's scheme of delegation.

***Site Description***

The application site comprises a detached bungalow set within a generous plot on the west side of Mays Lane. The property is occupied by five adults with learning disabilities who are cared for by three carers. To the rear of the property is a former single storey detached garage that has been converted into a sensory room.

The area characterised by detached bungalows set on good sized plots strung along an informal road layout.

***Description of Proposal***

The applicant proposes to increase the length of the existing sensory room by 1.54 metres to provide a wc/shower facility. The existing facility is within the former garage which has retained the original up and over garage door.

***Policies***

The following policies apply to this application:

National Planning Policy Framework (NPPF)  
Planning Practice Guidance

**Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

**Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Design

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

There is no relevant planning history.

***Representations***

Two letters of objection have been received from 32A & 34 Mays Lane

- Property is too small for the occupants
- Insufficient parking
- There was no planning permission to convert the garage
- Flooding
- Unacceptable noise levels

### ***Consultations***

None

### ***Planning Considerations - Key Issues***

The key issues in the determination of the application are:

- The principle of development
- Impact on the character of the area
- Residential Amenity
- Parking & drainage

#### **THE PRINCIPLE OF DEVELOPMENT:**

The application site is located within the defined settlement boundary as delineated on the inset map of the Borough Local Plan Review. The principle of development is therefore acceptable subject to other relevant matters being duly considered.

#### **IMPACT UPON THE CHARACTER OF THE AREA:**

As described previously the area characterised by detached bungalows set on good sized plots. The proposal will extend forward the existing sensory room that is set at the rear of the property by 1.54 metres. The proposal is acceptable without demonstrable harm to the character of the area.

#### **NEIGHBOURING AMENITY:**

The dwelling is already in use as a care home for five adults with learning disabilities. There is no proposed increase to the number of occupants or carers attending on a day to day basis. The existing use of the building as a sensory room is accepted as incidental to the main property. Given there is no significant increase in the use of the site or the number of residents, the site remains as one planning unit such that the potential noise from the proposed extension is not considered to cause significant additional harm to the amenity of the neighbours' properties over and above the existing use. The bulk of the proposed extension brings the extension closer to 34 Mays Lane, however the proposal is single storey and an acceptable degree of separation remains between the properties to mitigate the impact of the proposal.

#### **PARKING AND DRAINAGE**

The proposal is for a shower room/WC and would not impact on the existing parking on site. It is proposed that the drainage for the new shower room/WC will be connected into the existing foul sewer.

#### **CONCLUSION**

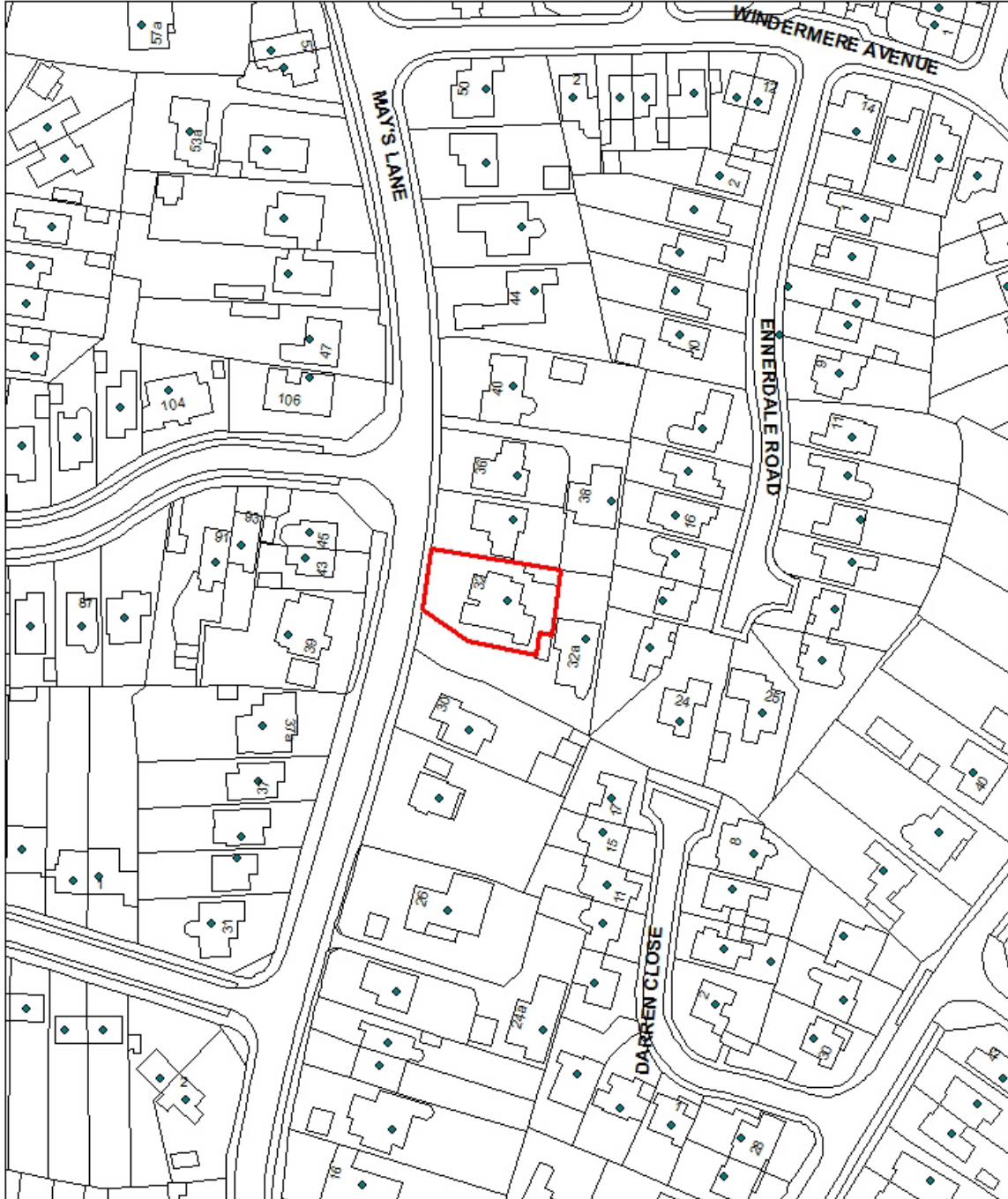
The proposal is acceptable for permission without demonstrable harm to the character of the area or the amenity of neighbouring properties.

### ***Recommendation***

PERMISSION: Materials to match.

# FAREHAM

## BOROUGH COUNCIL



32 MAYS LANE  
SCALE: 1:1,250

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