

P/14/0640/VC

FAREHAM NORTH

MR GEOFF BURBIDGE

AGENT: MR GEOFF BURBIDGE

RELIEF OF CONDITION 2 P/93/0168/RM. GARAGE TO BE CONVERTED TO HABITABLE ROOM

14 FUNTLEY LANE FAREHAM HAMPSHIRE PO17 5EQ

Report By

Graham Pretty (Ext.2526)

Site Description

The application site is located on the south side of Funtley Lane which is a narrow spur on the north side of Funtley Road. The property is one of two detached dwellings constructed in the 1990s separated by a pair of semi-detached garages with hard standing areas in front.

Description of Proposal

The existing garages are subject of a restrictive planning condition (condition 2 of P/93/0168/RM) preventing their use other than for storage and car parking. The application is to vary the condition to allow the use of the garage relating to No.14 as living accommodation.

Policies

The following policies apply to this application:

National Planning Policy Framework

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

Approved SPG/SPD

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

Relevant Planning History

The following planning history is relevant:

P/93/0168/RM ERECTION OF 2 NO. DWELLINGS WITH GARAGES AND ACCESS.

APPROVE 14/04/1993

P/04/0305/DP/A Erection of Side Conservatory and New Retaining Wall; Details Pursuant; Condition2 (Retaining Wall)

DETAIL 27/04/2004
APPROVAL

P/04/0305/FP Erection of Side Conservatory and New Retaining Wall

PERMISSION 15/04/2004

Representations

1 letter has been received objecting for the following reasons:

- The hard standing in front of the garage is not as large as indicated on the submitted plans
- The parking of a vehicle parallel with the house in front of a car parked in front of the garage hinders access to the driveway to the property opposite (no.5)

Consultations

Director of Planning and Development (Highways) - No objection subject to a condition to require the leveling of the patio area in front of the dwelling to enlarge the parking area available.

Planning Considerations - Key Issues

The key consideration in this case relates to highways -

Highways

In principle there is no objection to the use of the existing garage for residential accommodation provided that adequate car parking is available at the site. Indeed the Residential Car and Cycle Parking Supplementary Planning Document does not allow garages to be set against the required car parking for new developments.

In this case, the objector has indicated that as currently laid out, the car parking areas are insufficient and cause manoeuvring problems on this narrow lane, and has pointed out that the area shown on the submitted plan is larger than shown on the original planning permission for the dwelling because of encroachment on to the highway. Parking in this position makes manoeuvring from the opposite access difficult.

It would appear that when the dwellings were constructed some 20 years ago, the hardstanding area was extended out to the back edge of the tarmaced highway as a form of vehicle crossover resulting in the extended depth of the hardstanding area over and above the approved driveway depth of 6.5m. Notwithstanding this the 6.5m depth of hardstanding in front of the garage, within the site is sufficient for a car to be parked and the Director of Planning and Development (Highways) is satisfied that provided that the slightly raised 'patio' area in front of the house as shown on the submitted plans, is made level to the remainder of the hardstanding then there would be adequate space in front of the first car space to park a second car parallel to the front elevation of the house. This would represent an overall improvement to the current parking arrangements since the garage is not currently used for car parking.

Recommendation

PERMISSION: subject to a condition to the following effect:

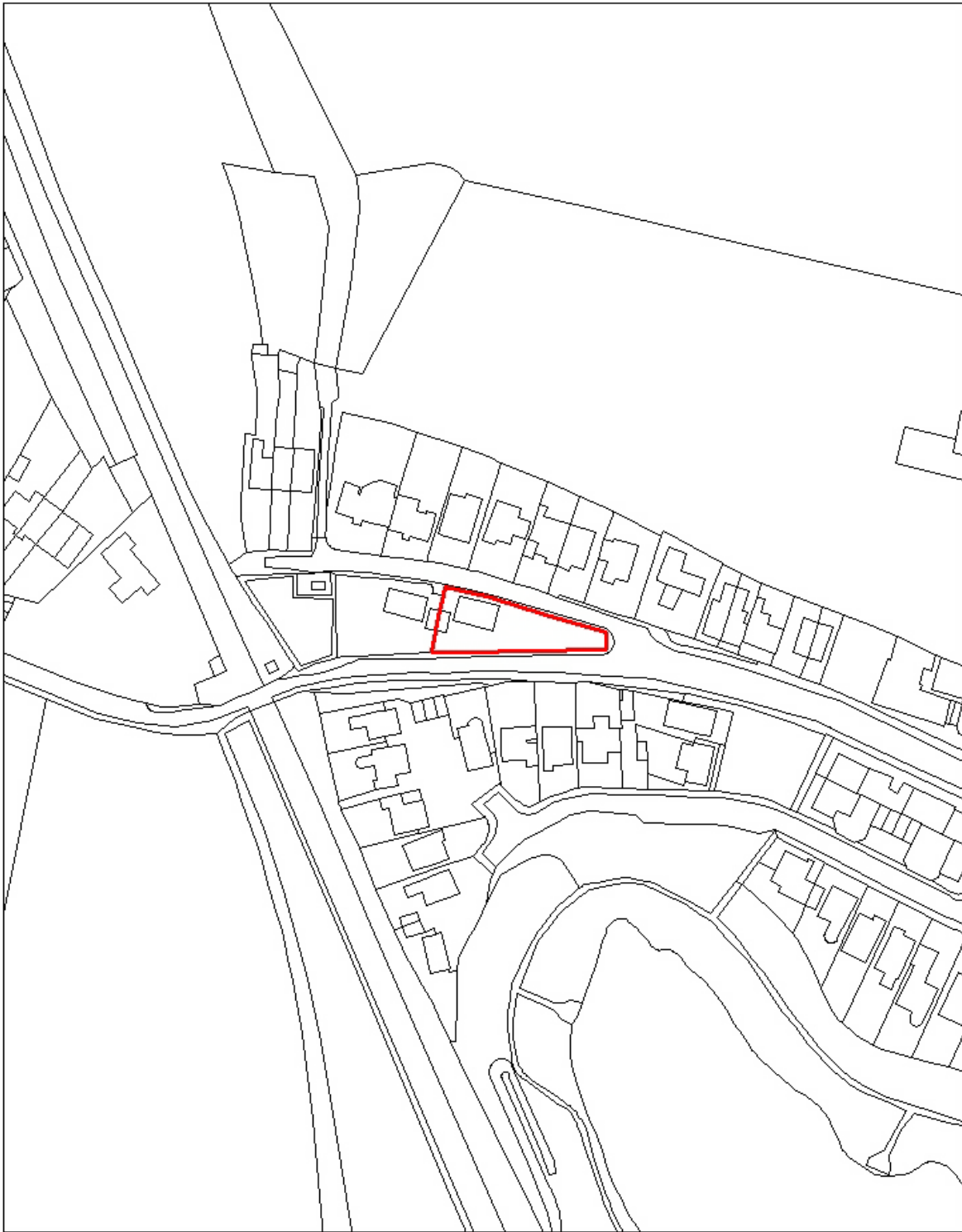
Leveling of small patio area to the front of the dwelling to form part of the available parking area

Background Papers

P/93/0669/RM; P/14/0640/VC

FAREHAM

BOROUGH COUNCIL



14 Funtley Lane
Scale 1:1,250



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