

**P/14/0815/FP**

**FAREHAM EAST**

MR KEVIN ETHERINGTON

AGENT: ROSENTHAL DESIGN  
SERVICES LTD

ERECTION OF SINGLE STOREY ONE-BED DWELLING AND CAR PORT

64 SOUTHAMPTON ROAD FAREHAM PO16 7EA

***Report By***

Graham Pretty (Ext.2526)

***Amendments***

As amended by plans received 2nd October 2014 to show the provision of two car parking spaces for the existing dwelling accessed from Southampton Road.

***Site Description***

No.64 is a narrow-fronted, detached two storey dwelling on the south side of Southampton Road, Fareham. It has a long rear garden with vehicular access on to a 5.8m wide rear access track providing principle access to three dwellings and rear access to about 4 other properties including the application site. There is an existing dropped kerb at the front of No.64 and to the rear there is a garage/outbuilding with access on to the rear track. To the west of the site with direct access on to the rear track is a bungalow No.31a (Harrison Road) with a detached garage and hardstanding; the principle garden of that property is in front bounding on to the track. To the east is a two storey dwelling. The south side of the track is located within the Osborne Road Conservation Area but the application site is outside of this.

***Description of Proposal***

The proposal is to remove the existing rear garage building and to erect a small single bedroomed bungalow, with a car port fronting on to the access track. The front of the proposed bungalow would commence level with the rear elevation of the garage to No.31a and extend 12m to approximately level with the rear boundary of that property. The dwelling would be about 5m wide with a low roof pitch, resulting in a ridge height of the same level as the garage to No.31a (3.86m). The design is that of a simple outbuilding and a mock 'hayloft' roof feature is provided to add interest to the otherwise extensive roof length. The proposed car port would add visual interest to the front being slightly subordinate in scale and with a hipped front roof design.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

**Approved SPG/SPD**

H2 - Residential Development in the Urban Area

**Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Design

DSP4 - Impact on Living Conditions

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

H2 - Residential Development in the Urban Area

***Representations***

2 representations have been received raising the following concerns:

- The proposed dormer would overlook the adjacent property
- Concern about future overlooking
- Disturbance from proposed side pedestrian access
- Possible light disturbance from security lighting
- Potential blocking of access during building
- Will exacerbate parking problems as parking to No.64 will be lost
- Inappropriate development of residential garden
- Loss of light to the rear of No.31a
- Disturbance
- Impact on the unique character of the unadopted road
- Cramped development
- Precedent for other backland developments
- Design is not in keeping with the Conservation Area

1 letter has been received supporting the application for the following reasons:

- The design is unobtrusive and would enhance the local environment unlike some other changes to the Victorian/Edwardian architecture in the area
- The proposed development would ease known car parking issues by providing a car port where otherwise a vehicle might be parked on the lane or on the nearby congested roads
- The need is genuine to help existing elderly resident of No.64 Southampton Road by having relatives nearby

***Consultations***

Director of Community (Environmental Health) - No objection

Director of Planning and Development (Highways) - objection raised to the originally submitted plans on the grounds that the development would result in an increased use of the unadopted road and that there would be no parking for the existing dwelling.

***Planning Considerations - Key Issues***

The key issues in this case are:

- Principle of Development
- Impact on the Character of the Area
- Impact on Neighbours

- Highways
- Solent Disturbance Mitigation

### Principle of development

The site is located within the urban area of Fareham where the principle of new development may be accepted subject to meeting the impact based criteria of the relevant Development Plan Policies. Objectors have pointed out that the site is garden land such that there is no presumption in favour of development. Whilst this is correct it remains the case that the development of residential gardens can be considered for approval provided that no material harm arises.

### Impact on character of the area

The character of the area is predominantly established residential with properties set in deep gardens with rear accesses. There are however a number of examples of smaller properties, particularly accessed from the rear unadopted track. No.31a adjacent to the application site is such a property. These 'backland' developments do not generally impact upon the character of the area but rather add variety and interest.

The land to the south of the unadopted track is within the Osborne Road Conservation Area and has a distinct character exemplified by large properties on large plots. One objection has suggested that the proposed design would not be in keeping with the Conservation Area but the plot is outside of the Conservation Area which is strongly defined by rear walls along the unadopted track. The proposed dwelling will preserve the character of the Conservation Area through the removal of existing unsightly structures and its small scale and design.

### Impact on neighbouring properties

The site is screened to the east by a wall, fencing and hedging up to approx.3m height and to the west by 1.8m high fencing. The design of the proposed dwelling is such that there is no ability to use the roofspace for accommodation. The dormer feature is decorative and could not be used. There would be no issue with loss of privacy.

Further issues have been raised concerning disturbance from visitors to the proposed side front door; this is a common arrangement in an urban area and is not considered harmful given the size and scale of the proposed bungalow, the use of and activity relating to the existing garage and the existing 1.8m high boundary treatment. It has also been pointed out by the residents of No.31a that the use of their private front garden may be curtailed as a result of possible concern over disturbance to the future residents. Again, this is not considered to be sufficient justification to refuse the proposed development.

Further concern has been raised that the proposed dwelling would result in the loss of light to the rear garden area of No.31a. That property has a rear patio area less than 2m wide and this is screened by a side wall/gate, the dwelling itself has no side windows. Given this, and the low height of the proposed dwelling it is not considered that there would be harm arising by overshadowing which would be likely to occur only in the early morning in view of the position and scale of the existing garage serving the objectors property.

### Highways

Following discussions with the Director of Planning and Development (Highways) it has been concluded that there would not be any objection to the principle of a new dwelling provided that parking for the existing dwelling is provided off of Southampton Road. As a consequence there would be no increase in traffic using the unadopted track. No.64

Southampton Road has a dropped kerb at its frontage and the distance from the side of the dwelling to the side boundary is sufficient to provide car parking in this location. Amended plans have been received confirming this provision.

Other Matters -

Living Conditions -

The proposed dwelling would be provided with an 8.5m deep garden. The width of the garden would be 7.5m giving approx. 64 sq.m of amenity space. 11m metre rear gardens are normally sought in order to avoid window to window overlooking. In view of the low, single storey design, this is not considered to be an issue at the application site and that a smaller garden may be considered. The area is not dissimilar to the adjoining dwelling at 31a and is therefore considered to be acceptable in this instance.

Solent Disturbance Mitigation

The proposal would represent an additional dwelling within 5.6km of the coastal Special Protection Areas (SPA) where Natural England have ruled that all new dwellings in combination have a harmful impact upon the significance of the SPA. New dwellings can however be considered provided that appropriate mitigation is provided. This is achieved via a commuted payment under S111 of the Local Government Act 1972.

Problems of access during building works -

Building works are temporary and while operations take place it is up to the applicant to ensure that appropriate measures are in place to minimise conflict with existing residents

Conclusion

The site is within the built up area, can be provided with adequate access, is in keeping with the character of the surroundings and will not be harmful to the amenities that the existing neighbours might reasonably expect. It will represent a small dwelling which will add to the overall achievement of the housing aims of the Council.

***Recommendation***

Subject to the applicants' making the necessary contribution towards the Solent Disturbance Mitigation Project:

PERMISSION:

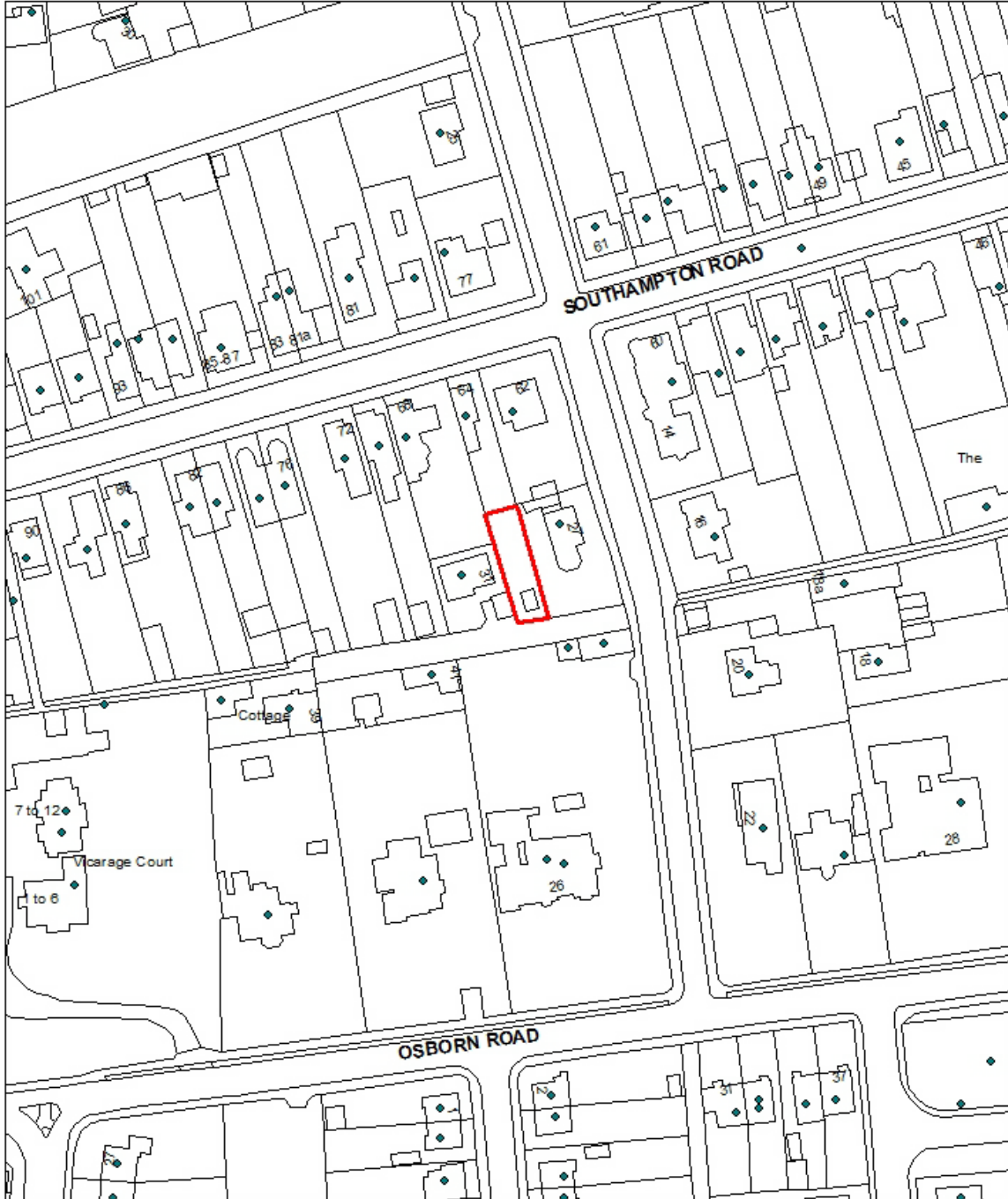
Permission for 3 years; development in accordance with the approved plans, details of materials, details of hard surfacing, boundary treatment, provision and laying out of parking, code level 4.

***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



64 SOUTHAMPTON ROAD  
SCALE: 1:1,250

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