

**P/14/1028/FP**

MR A NETHERSOLE

**LOCKS HEATH**

AGENT: JENKINS  
ARCHITECTURE LTD

DETACHED DOUBLE GARAGE AND CONVERSION OF EXISTING DOUBLE GARAGE TO ROOM

14 DANEHURST PLACE LOCKS HEATH SOUTHAMPTON SO31 6PP

***Report By***

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***Site Description***

The application site lies within the urban area in the residential cul-de-sac of Danehurst Place.

***Description of Proposal***

Planning permission is sought for the erection of a detached double garage and the conversion of the existing attached double garage into a room.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/01/0672/FP**

**Substitute House Types for Nos.14 & 16 and Erection of Detached Garage to No.16, Pursuant to P/95/0259/FP for the Erection of 15No. Detached Dwellings.**

PERMISSION 21/09/2001

**P/00/0813/FP**

**Erection of 15 Detached Dwellings and Associated Access Road: Substitution of House Types on 10 Plots**

PERMISSION 02/02/2001

***Representations***

Three objections have been received from neighbours living at nos. 11, 12 & 16 Danehurst Place with the following concerns:

- The positioning of the garage next to the existing garage and the neighbour's garage would lead to a greater sense of enclosure and feeling of being hemmed in

- The roof design is out of keeping with the existing property and would reduce light to neighbouring property
- Removal of greenery would result in a significant change of character of the surrounding area
- Overlooking / loss of privacy from conversion of garage
- Commercial activity in this residential road will increase
- Increase in traffic and damage to the road
- Parking problems
- Private restrictions on development were put in place by the housebuilder

### ***Consultations***

Director of Planning & Development (Trees) - No objections raised to the proposed detached double garage.

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

#### i) Effect on the appearance and character of the area

This application proposes the erection of a detached double garage within the frontage of the house, in an area of the garden where a large shrub currently exists. It would not be visible from the main through-section of Danehurst Place, the application site being located at the end of a section of private driveway. The design and appearance of the garage would in any case be in keeping with the dwelling and the character of the street. The adjacent property, 15 Danehurst Place has a detached garage at the rear, immediately alongside where the new garage is proposed, and almost identical in terms of its size and appearance.

Objections have been received from two neighbours living in the same part of Danehurst Place and whose properties share the same section of driveway as the application site. The neighbours have expressed concern over the appearance of the garage and that it would result in the removal of an area of greenery changing the character of the street. Whilst a large shrub would be lost to make way for the garage, there would be enough room for some planting to either be retained or carried out around it. Regardless of this, the overall visual effect of the garage would not be so significant as to harm the pleasant character of the street and the design of the building would be entirely in keeping with this character.

#### ii) Effect on living conditions of neighbours

Officers have also taken into account the other issues raised by those neighbours, as well as the concerns of the neighbour to the north living at 16 Danehurst Place, and have considered whether the new garage and the conversion of the existing garage to a habitable room is likely to harm their living conditions.

The garage conversion would introduce two new windows into the existing building at ground floor level, facing onto the street frontage of the application site. As such, these windows would have only a distant outlook over the frontages of nos. 11 & 12 which are already open to public views from the road. Furthermore, there would be no "window-to-window" views created which might harm the neighbour's privacy. On the issue of light to those neighbouring properties, the roof design of the garage is not considered to have any harmful effect.

The neighbour at 16 Danehurst Place has raised concerns that boundary screening would

be removed or damaged during construction. The Council's arborist has looked at the proposal and advised that there would be no arboricultural reason to refuse permission. There would be sufficient space around the garage to allow lower level shrubs and plants to remain and Officers feel it is unlikely that the development would require large areas of the existing natural screening to be removed.

The prospect of the new garage being used for commercial purposes has been raised. Whilst commercial activity can sometimes lead to a material change of use of a property, using a garage to store materials or equipment in conjunction with the homeowner's occupation would not ordinarily constitute a change of use or have unacceptable implications for the living conditions of neighbours.

Neighbours have also indicated that they would be concerned should the applicant intend to use the property as a care home in the future. This planning application is for additions and alterations to a residential property and there is no such proposed change of use. Should a planning application be made for a change of use the Council would need to consider it carefully against the policies of the local plan at that time and taking into account the views of neighbours who would given an opportunity to have their say.

### iii) Parking and access

There is no reason to suggest that the proposal would lead to damage to the driveway, which would in any case be a private matter if the land does not form part of the adopted highway. The level of parking provision at the site would stay the same as at present with no net loss of space.

### iv) Summary

In summary, having taken into account the representations from neighbours, the proposal is found to accord with Policy DG4 of the Fareham Borough Local Plan Review, Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP4 of the emerging Fareham Borough Local Plan Part 2: Development Sites and Policies. The proposed garage and conversion of the existing garage would not harm the appearance of the house or the street, would not adversely affect the living conditions of neighbours and would not result in a loss of parking provision.

### ***Recommendation***

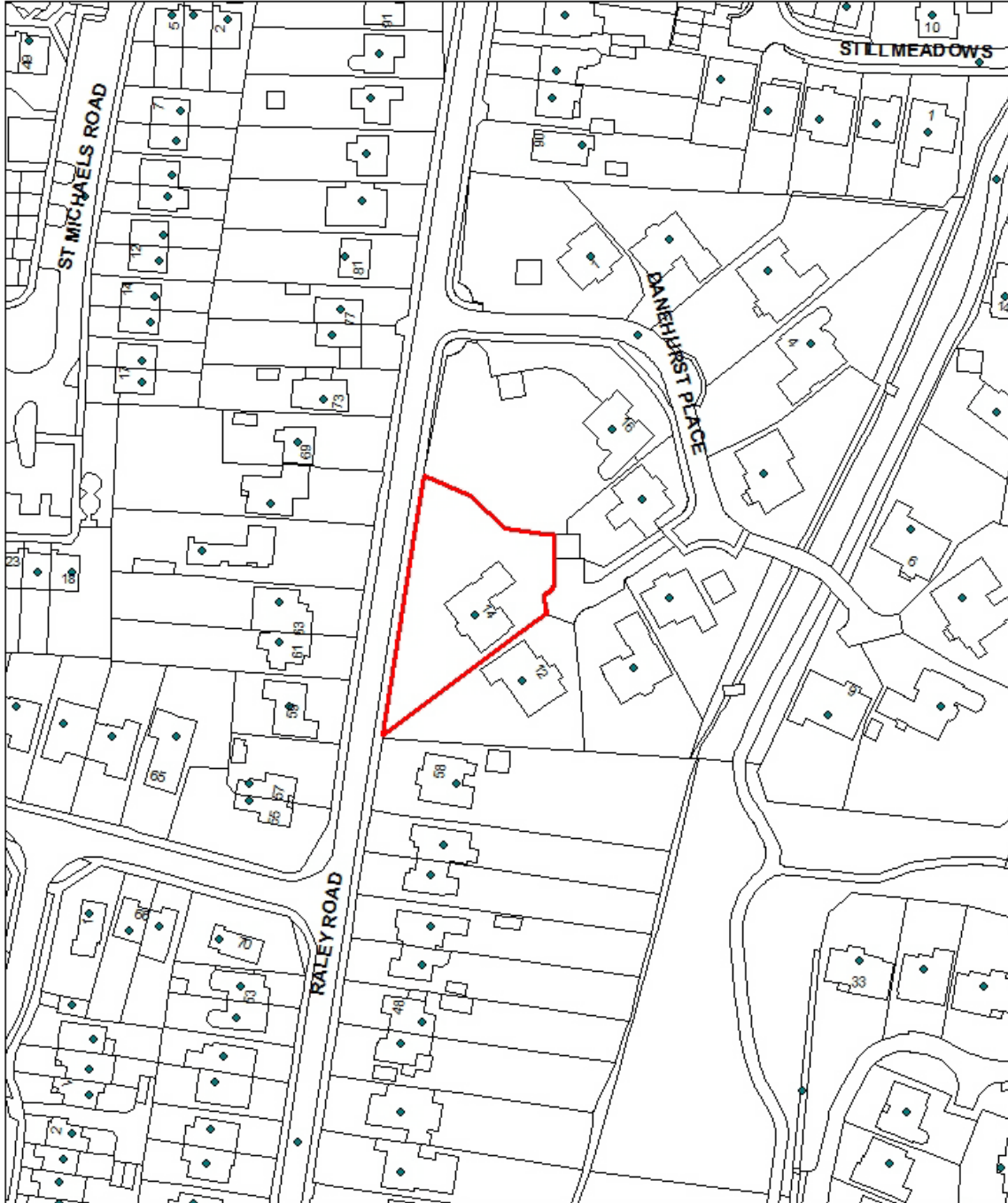
PERMISSION

### ***Background Papers***

P/14/1028/FP

# FAREHAM

## BOROUGH COUNCIL



14 DANEHURST PLACE  
SCALE: 1:1,250

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