

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	20/00099/FUL
Date Valid	4th February 2020
Expiry date of consultations	28th February 2020
Proposal	Erection of single-storey rear & side extension and alterations to form granny annexe
Address	21 Closeworth Road Farnborough
Ward	St Mark's
Applicant	Mrs Rachael Wilkinson
Agent	Mr Steve Springer
Recommendation	Planning permission be GRANTED .

Description

No.21 Closeworth Road is a small detached house with an attached garage to the side. It is located fronting the south side of the road close to the junction with Park Road.

The east side boundary of the property abuts the rear garden boundaries of Nos.2-12 even inclusive Park Road. The west side boundary is shared with No.19 Closeworth Road, which is a similar detached house. The application property backs onto the rear boundary of No.261 Lynchford Road to the south.

The proposal is for the erection of a single-storey extension to the rear of the existing garage and wrapping around the south-east rear corner of the house. This would provide an additional reception room with an adjoining wc/shower room on the ground floor to be used as a granny annexe.

The proposed works would involve the re-roofing of the existing flat-roof garage (to be retained) and the construction of a new parapet wall to the rear against which the shower-room element of the proposed extension would then be built. The proposed extension would have a slightly tapered shape measuring between 4.95 metres wide to the rear increasing to 5.5 metres where it would be attached to the rear of the existing house, thereby conforming to the taper of the side boundary shared with adjoining Park Road properties. The proposed extension would project 6.3 metres from the rear wall of the house but would present a flank

wall of 9.1 metres adjacent to the adjoining Park Road properties on account of the additional length of the infill comprising the shower-room to the rear of the garage. The proposed extension would have a flat roof and would measure 3 metres in height.

Externally the proposed extension would have a single window and a French door on the west side elevation facing onto the existing rear patio area of the property. Both the rear and east (facing Park Road properties) side elevations would be blank. The elevations would be finished in cream painted render with red brick lintel courses. The flank wall facing Park Road properties is shown to be finished solely with facing bricks.

Although not requiring planning permission, the plans also show the installation of bi-fold patio doors in the rear elevation, and an obscurely-glazed window in the west side elevation, of the house, both to serve the existing lounge/dining room of the house.

This application is being presented to Committee for determination because the applicant is a Rushmoor employee.

Consultee Responses

None required.

Neighbours notified

In addition to posting a site notice and press advertisement, 9 individual letters of notification were sent to all adjoining properties in Closeworth Road, Park Road and Lynchford Road.

Neighbour comments

No comments have been received as a result of neighbour notification and the usual planning application publicity.

Policy and determining issues

The site is located within the defined built-up area of Farnborough. Policies DE1 (Design in the Built Environment) and IN2 (Transport) of the adopted New Rushmoor Local Plan (2014-2032) are relevant. The Council's newly adopted Home Improvements & Extensions Supplementary Planning Document (February 2020) is also relevant.

The main determining issues are considered to be the principle of the proposed granny annexe, the visual impact, impact upon neighbours and highways considerations.

Commentary

Principle –

Although it is indicated that the proposed extension would be used as a granny annexe, it would be modest in size, the accommodation would be integrated with the remainder of the ground floor layout and has the appearance of a conventional domestic extension. Use as a granny annexe would be a purpose ancillary and incidental to the residential use of the house and would not, in this instance, be likely to result in the creation of a separate self-contained dwelling unit which would, were it to occur, require separate planning permission in any event. Nevertheless, for the avoidance of any doubt, it is considered appropriate to

use a planning condition to ensure the additional accommodation remains solely ancillary and incidental to the residential use and occupation of the main house at all times.

Visual Impact –

The proposed extension would not be particularly visible from the street given that it is set back to the rear of the existing garage and house, is of an entirely conventional design, and would use external materials matching those of the existing house. It is considered that the proposal is acceptable in visual terms.

Impact on Neighbours –

The proposed extension would closely adjoin the side boundary of the property that abuts the rear gardens of Nos.6 and 8 Park Road and be approximately 1 metre taller than the existing boundary fences. Both of these neighbouring properties have garden sheds that are located adjacent to their rear garden boundary fences. Due to the flat-roof design, absence of any windows from the facing flank elevation, orientation and degree of separation from the rear of these neighbouring houses it is not considered that any material and undue impacts would arise.

It is not considered that there are any other adjoining and nearby neighbouring properties that would be materially impacted by the proposed extension.

Highways Considerations –

The proposed extension would not generate any additional requirement for the provision of on-site parking at the property. As such, the proposal is considered acceptable in highways terms.

Conclusions –

It is considered that the proposed extension would be in keeping with the existing property in terms of scale, design and use, would be acceptable in visual terms; have no material and undue impacts upon neighbours, and be acceptable in highways terms. The proposals are therefore considered acceptable having regard to Policies DE1 and IN2 of the adopted New Rushmoor Local Plan (2014-2032) and the Council's adopted Home Improvements & Extensions Supplementary Planning Document (February 2020).

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: MAP 1:1250 Site Location Plan; MAP 1:500 Block Plan; SJS/2020/1/1; SJS/2020/1/2; SJS/2020/1/3; and SJS/2020/.

Reason - To ensure the development is implemented in accordance with the permission granted.

- 3 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those used in the existing building and retained thereafter in this condition.

Reason - To ensure satisfactory external appearance.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no windows, doors or openings of any kind shall be inserted in the east side elevation of the development hereby permitted (facing towards the adjoining Park Road properties) without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

- 5 The accommodation hereby permitted shall be used solely in connection with and ancillary to the occupation of the existing property on the site as a single dwelling and shall not at any time be occupied separately.

Reason - In order to safeguard residential amenity and by preventing the establishment of an unrelated or independent use on the site.

Informatives

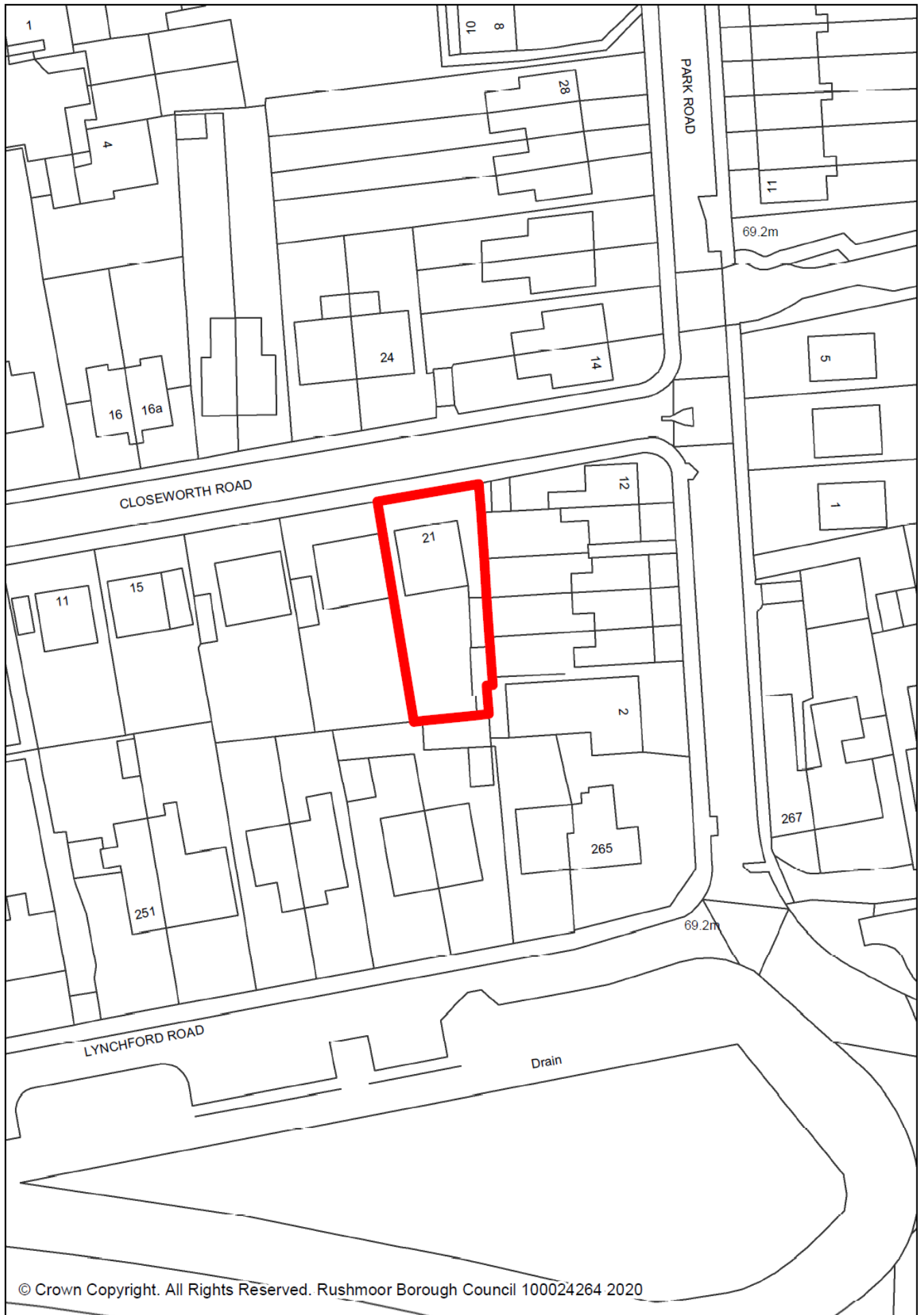
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposed extension would be in keeping with the existing property in terms of scale, design and use, would be acceptable in visual terms; have no material and undue impacts upon neighbours, and be acceptable in highways terms. The proposals are therefore considered acceptable having regard to Policies DE1 and IN2 of the adopted New Rushmoor Local Plan (2014-2032) and the Council's adopted Home Improvements & Extensions Supplementary Planning Document (February 2020).

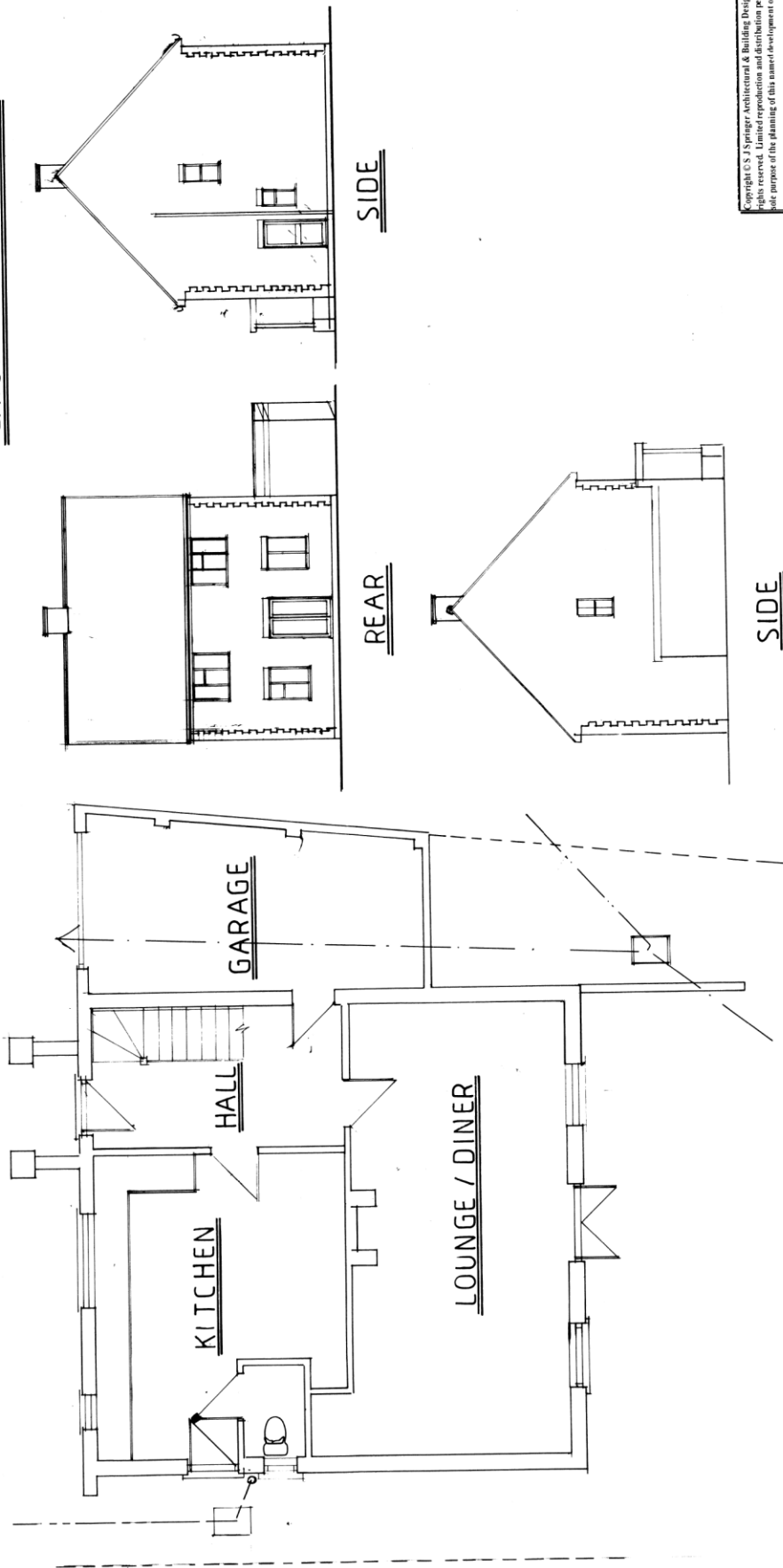
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 **INFORMATIVE -** The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 3 **INFORMATIVE –** The Local Planning Authority's commitment to working with the

applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



EXISTING ELEVATIONS

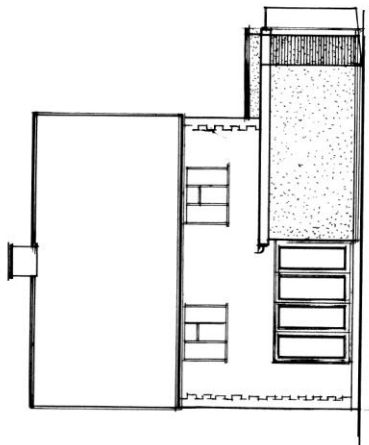


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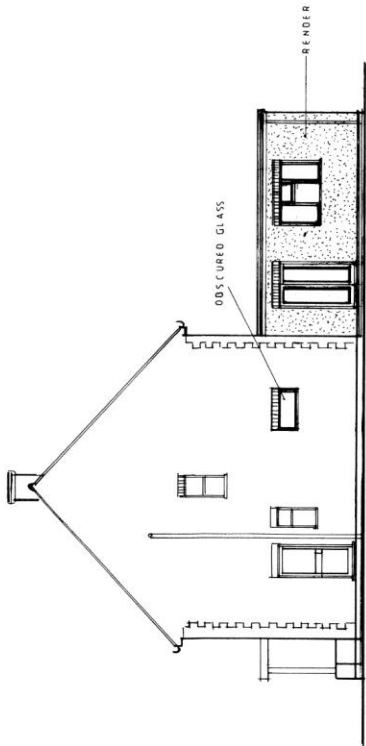
Revision Ref.	Rev. Date	Description
Client Mr & Mrs WILKINSON	Site Address 21 CLOSEWORTH ROAD FARNBOROUGH HANTS GU14 6JH	
Drawing Description EXISTING GROUND FLOOR LAYOUT & ELEVATIONS	Date: 20 / 11 / 2020	Scale: 1:100 1:50
Drawing NOS: 2020 / 1 / 3	Revision	
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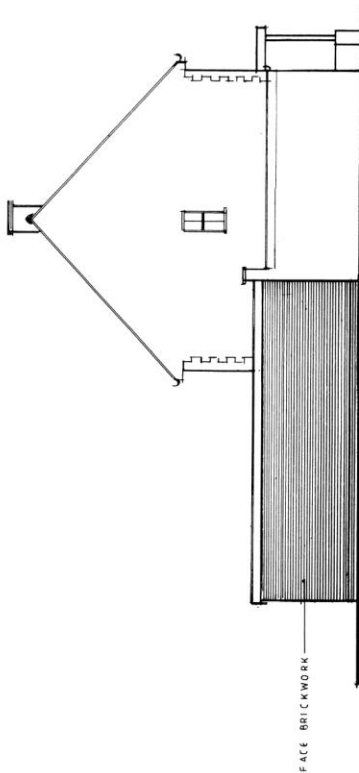
PROPOSED ELEVATIONS



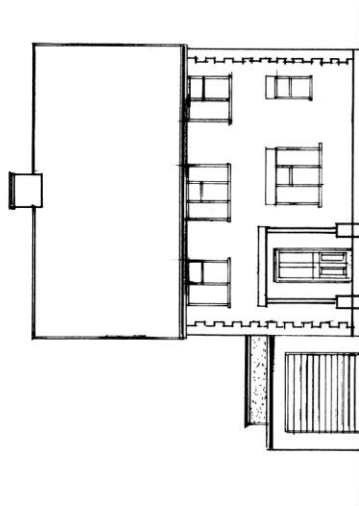
REAR



SIDE



SIDE



FRONT



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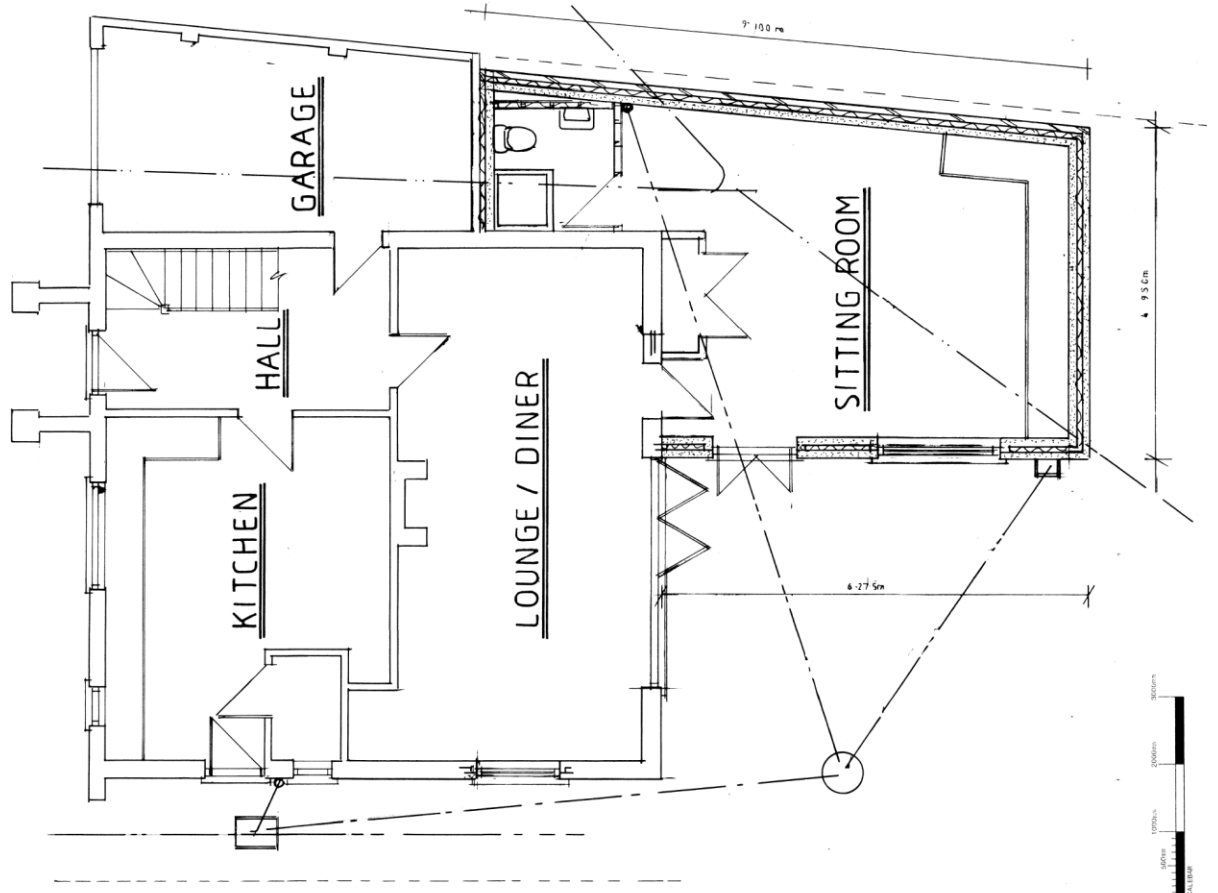
Refer to figured dimensions only.

Revision Ref	Rev. Date	Description
Client: Mr & Mrs WILKINSON		Site Address: 21 CLOSEWORTH ROAD FARNBOROUGH HANTS GU14 6JH
Drawing Description: PROPOSED ELEVATIONS	Date: 20 / 1 / 2020	
Drawing No: SJS 2020 / 1 / 1	Scale: 1:100	
	Revision	

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PROPOSED GROUND FLOOR LAYOUT



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Revision Ref.	Rev. Date	Description	
Client Mr & Mrs WILKINSON		Site Address 21 CLOSNORTH ROAD FARNBOROUGH HANTS GU14 6JH	
Drawing Description PROPOSED GROUND FLOOR LAYOUT	Date 20 / 1 / 2020 Scale 1:50		
Drawing No SJS 2020 / 1 / 2	Revision		
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