

**Planning Application Reference: P/26/0897/FP**

**8 ELLISON GARDENS, FAREHAM, PO14 1RQ**

**Single storey side and rear extension with wood burner flue, air conditioning unit and part garage conversion**

### **OFFICER REPORT**

This application relates to a detached dwelling on the east side of Ellison Gardens. Planning permission is sought for the erection of a single storey side and rear extension, a wood burner flue, air conditioning unit and part garage conversion.

One letter of representation has been received raising the following concerns: -

- Intended use of the proposed family room – concerns it may be used for independent residential accommodation or an annexe
- Log burner/flue and proximity to Velux windows – smoke, fumes and odour entering neighbours' property
- External air-conditioning unit and noise – concerns about noise implications created on the neighbour
- Existing Tree and established vegetation – there are substantial established trees and vegetation within the development which was not stated on the application

A concern has been raised that the proposed family room may be occupied independently from the main dwelling and could function as a separate residential unit or annexe. The proposed extension has been submitted as accommodation ancillary to the existing dwellinghouse at No. 8 and forms part of the main residential property. The submitted plans show that the accommodation would remain physically connected to the host dwelling and would not constitute a self-contained dwelling.

The proposal does not seek permission for the creation of a separate residential unit, and the application has been assessed on the basis that the additional accommodation would be used in association with, and incidental to, the occupation of the main dwellinghouse. A separate grant of planning permission would be needed in the event that the use/occupation became disassociated from the main dwelling.

A concern has been raised regarding the proposed log burner and flue, specifically that smoke, fumes or odours could affect neighbouring properties and enter nearby Velux windows serving habitable rooms. The installation and operation of any wood-burning stove and associated flue is primarily controlled through the Building Regulations, which contain detailed requirements relating to the design, siting and height of flues to ensure the safe discharge and dispersal of combustion products. Compliance with these requirements is assessed separately through the Building Control process.

The proposal includes the installation of an air-conditioning unit, and a concern has been raised that this may create potential for noise and disturbance to neighbouring occupiers.

The proposed air-conditioning unit would be positioned a fair distance from the neighbouring dwelling and, having regard to its location, also situated behind a boundary fence, is considered unlikely to result in an unacceptable impact on the amenities of neighbouring residents through noise or disturbance. The plans indicate that the unit would not be located immediately adjacent to neighbouring habitable room windows or primary outdoor amenity areas.

It is also noted that air-conditioning units of this nature can, in certain circumstances, be installed under permitted development rights without the need for a planning application. This demonstrates that such equipment is generally regarded as an acceptable form of domestic development.

However, should the operation of the unit give rise to excessive noise resulting in a statutory nuisance, this would be a matter that can be investigated under separate Environmental Health legislation. The planning system should not seek to duplicate controls that exist under other regulatory regimes.

It has been raised that the application form states that there are no trees or hedges within falling distance of the proposed development, whereas there is established vegetation present within and around the site.

It is acknowledged that there is some vegetation within the site and along the surrounding boundaries. However, having assessed the submitted plans and the nature of the development proposed, and following a site visit, it is considered that this vegetation does not have any material bearing on the determination of the application. The proposal relates to an extension within an existing residential curtilage and there is no evidence before the Council to indicate that any significant trees or vegetation would be adversely affected by the development.

The proposed extension incorporates a modest flat roof design and is positioned a considerable distance from the nearest neighbouring property. As a result of its scale, height and separation distance, the development would not appear overbearing or result in any significant loss of outlook when viewed from neighbouring dwellings.

Part of the proposal includes the conversion of a section of the garage. The site can provide over three car parking spaces on the frontage and therefore there are no concerns raised with the loss of the parking space within the garage.

## **Summary**

The proposals accord with Policies D1 and D2 of the adopted Fareham Local Plan 2037, and Policies DP3 and P3 of the National Planning Policy Framework 2026.

## **GRANT PLANNING PERMISSION**

Conditions:

- 1) Time period for implementation;
- 2) List of approved drawings;