**Planning Application Reference: P/22/0827/FP**

**29 WATERSMEET, FAREHAM, PO16 0TG**

**Single storey front extension and garage conversion**

**OFFICER REPORT**

This application relates to a mid-terrace property on the south side of Watersmeet. Planning permission is sought for the erection of a single storey front extension and the conversion of the integral garage to a habitable room.

The proposed front extension is modest in size and would have a sympatric pitched roof above. In light of this the extensions design is acceptable and would sit well within the existing street scene.

The integral garage was restricted by a condition when the property was originally granted permission so that it is keep available for the parking of a vehicle. The garage is proposed to be converted to a habitable room; however, two car parking spaces are proposed to be created on the properties frontage which will meet the current parking standards.

There no neighbour issues created by the proposal and no third-party representations were received.

**Summary**

The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

**GRANT PLANNING PERMISSION**

Conditions:

1) Time period for implementation;
2) List of approved drawings;
3) Two car parking spaces shall be created on the frontage and retained at all times