

**P/16/0015/FP**

MR ANDREW SMITH

**SARISBURY**

AGENT: WILDCRY TECHNICAL  
SERVICES

ERECTION OF TWO STOREY REAR EXTENSION WITH BASEMENT

TIDE MARK SWANWICK SHORE ROAD SWANWICK SOUTHAMPTON SO31 7EF

***Report By***

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***Site Description***

This application relates to a detached two storey dwelling on Swanwick Shore Road which fronts on to the public footpath which runs along the bank of the River Hamble. The dwelling has previously been extended to the side with the original part of the dwelling standing closest to Swanwick Shore Road. The dwelling is located within the Swanwick Shore Road Conservation Area.

***Description of Proposal***

Planning permission is sought for the erection of a two storey rear extension measuring a maximum of 5.4m in depth, 10.7m in width with varying ridge heights.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP3 - Impact on living conditions

DSP5 - Protecting and enhancing the historic environment

***Relevant Planning History***

The following planning history is relevant:

**P/02/0703/FP**

**Erection of Single Storey Side Extension With Verandah and  
Increase Size of Existing Extension & Alterations to Front Elevation**

PERMISSION            19/07/2002

***Representations***

Eight letters have been received objecting on the following grounds;

- Too large in mass and volume and disproportionate to other buildings within the Conservation Area
- The dwelling would become almost three times its original size
- Unsympathetic overdevelopment of the site
- The proposal is not subservient to the host dwelling
- Conservation Area assessment identifies the open space to the rear of Tidemark as being of importance
- Destructive to the rural character of the Conservation Area

- Introducing an urban aspect to Swanwick Shore Road
- The extension would not enhance or conserve the existing dwelling
- Proposed extension would overshadow Swanwick Shore Road and block sunlight
- The extension would dominate the view of and the approach to the river in an adverse way
- unsympathetic to neighbouring properties
- The height of the extension will have a tunnel like impact on Swanwick Shore Road
- The dwelling is located on a well used public footpath
- The dwelling is already more than large enough for a family home
- Loss of light to neighbouring properties
- Not a pretty sight
- Obscuring views of the trees beyond
- The extension would dominate the stone brick wall
- Contrary to local plan policy

### ***Consultations***

#### INTERNAL

Conservation - This revised scheme which is reduced in height and depth is a significant improvement from that previously proposed. The extensions as now proposed are acceptable, subject to the use of appropriate materials, which would not be harmful to the character and appearance of the Swanwick Shore Conservation Area.

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

The main planning considerations in the determination of this planning application are the impact of the proposal on the character and appearance of the Conservation Area and the impact on the living conditions of the neighbouring properties.

#### Impact on Character & Appearance of Conservation Area

The rear elevation of the existing dwelling is visible in views south from Bridge Road along Swanwick Shore road to the river as it stands closer to the road than the frontage dwellings. The dwelling stands on the bend of Swanwick Shore Road on the waterfront presenting its flank elevation to the road. There is a tall stone wall measuring in excess of 2m in height which runs along the side boundary and encloses the rear garden which is a feature of noted importance within the Conservation Area Character Assessment.

The design of the proposed extension has been discussed at length with officers and the application as originally submitted has been significantly amended. The original scheme was for a two storey extension which would have extended a total of 6.8m out from the rear of the dwelling into the rear garden within close proximity to the boundary wall. The initial 3.5m would have extended the flank wall straight out from the rear of the dwelling and would have retained the same ridge height as the existing dwelling. The extension would then have been set in slightly from the flank wall with a reduced height for the final 3.3 metres. Officers were concerned that the overall height and massing of the proposed extension in such a prominent location would have had a detrimental impact on the streetscene and the appearance of the Conservation Area.

The amended plans have set the whole of the two storey rear extension in from the flank wall and reduced the depth of the first floor extension along the western boundary by 2.4 metres to 4.4 metres. The mass of the extension has also been reduced by breaking it into different elements which are roofed separately enabling ridge heights to be lowered below the height of the original dwelling. The extension would now appear as subservient to the

existing dwelling. To compensate for the loss of floor space the width of the extension has been increased extending into the area which sits to the rear of the central part of the dwelling and therefore away from the site boundaries. There is a significant change in levels on the application site so that the ground floor level of the central part of the dwelling is at a lower level than both the original part of the dwelling and the garden area and there is currently a flight of stairs from a sunken patio at the rear of the dwelling up to the garden area. By increasing the width of the extension and utilising this central area it is possible to provide additional first floor accommodation which would have a reduced floor level and ridge height so that it would not be prominent over the boundary wall when viewed from Swanwick Shore Road. The revised drawings have received a positive response from the Council's Conservation Officer.

Officers are of the opinion that the amended proposal would address the concerns raised and the proposal would not have a detrimental impact on the visual appearance or character of the Conservation Area.

Furthermore having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Officers consider that the proposal will preserve the character and appearance of the Swanwick Shore Conservation Area.

#### Impact on Living Conditions of Neighbouring Properties

It is not considered that the proposal would have any detrimental impact on the living conditions of the occupants of the neighbouring properties. Longreach which is the property which sits on the river frontage adjacent to Tidemark has no windows facing towards the application site. Riversdale House to the rear would be in excess of 20 metres from the proposed extension with the nearest facing windows being 28m away.

#### Summary

The proposal complies with Policy CS17 (High Quality Design) of the Fareham Borough Core Strategy and Policies DSP3(Impact on Living Conditions) and DSP5 (Protecting & Enhancing the Historic Environment) of the Fareham Borough Local Plan Part 2 : Development Sites and Policies and is considered acceptable.

#### ***Recommendation***

PERMISSION; subject to conditions;

1. The development shall begin before the expiry of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- i) Location & Block Plan - drwg No. Tide003 Rev A
- ii) Existing Tree Layout - drwg No. Tide005
- iii) Plans & elevations as Existing - drwg No. Tide001
- iv) Plans & Elevations as Proposed - drwg No. Tide002 Rev C
- v) Proposed Basement Plan - drwg No. Tide 008

REASON: To avoid any doubt over what has been permitted.

3. No development shall take place until details of all proposed facing and roofing materials have been submitted to and approved by the local planning authority in writing.

REASON: To ensure that the finished appearance of the development blends satisfactorily with its surroundings in accordance with Policy CS17 of the Fareham Borough Core Strategy.

***Background Papers***

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# FAREHAM

BOROUGH COUNCIL



Tide Mark  
Scale 1:1250



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