

**P/16/0798/FP**

MR & MRS SHUCKFORD

**SARISBURY**

AGENT: PMG BUILDING  
DESIGN&CONSULTANC

TWO STOREY SIDE AND REAR EXTENSION

15 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

***Report By***

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***Site Description***

This application relates to a two storey, detached dwelling located on the northern side of Buchan Avenue, just east of Sweethills Crescent. The dwelling benefits from a single integral garage accessed from Buchan Avenue. A rear conservatory, erected approximately 10 years ago, has recently been removed under the applicants' permitted development rights.

As to the surroundings of the dwelling, there is a private drive to the north serving number 9 Buchan Avenue, a row of protected trees to the east, and number 11, which is a two storey detached dwelling, to the west. The ground level raises towards the north.

***Description of Proposal***

The application seeks planning permission for a two storey side and rear extension. The extension would accommodate a garage, utility room and a dining area at the ground floor and an additional bedroom with a dressing area on the first floor. The extension would result in the number of bedrooms increasing from three to four.

The rear extension would protrude beyond the original rear wall by 3800mm. It would be constructed with a hipped roof with a pitch matching the existing.

The side element of the proposed extension would protrude beyond the integral garage by 1000mm, and by 3700mm beyond the side wall of the first floor level. When viewed from the front of the house, the roof design would incorporate a hipped end and a roof pitch matching the existing.

The external materials of the extension would match the existing.

***Policies***

The following policies apply to this application:

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP3 - Impact on living conditions

***Relevant Planning History***

The following planning history is relevant:

**P/05/0121/FP**

**Erection of Rear Conservatory  
PERMISSION**

21/03/2005

### ***Representations***

Representation from three separate households has been received, including:

3 Buchan Avenue raising the following concerns:

- the proposal will create a "prison wall" outlook,
- the proposal is outrageous and antisocial,
- the footprint will be doubled and unsympathetic to other properties,
- impact on trees,
- will set a precedent
- enormous implications on no. 11,
- the proposal will change the street scene,

9 Buchan Avenue raising the following concerns:

- plans do not reflect the existing situation - a conservatory has been removed,
- intrusion on the street scene,
- overlooking of living room and bedroom,
- will set a precedent,
- impact on trees,

5 Buchan Avenue raising the following concerns:

- not in keeping with the area (style, proportion and siting),
- visually obtrusive and detriment to the street scene,
- impact on the visual amenity of the area,
- will set a precedent,
- impact on trees,
- previous planning applications in the area was refused,
- not enough time to hire a professional assistance,
- piling and subsidence.

### ***Consultations***

Tree Officer has been consulted on this proposal and commented as follows:

I have considered the impact on trees and the effect of other site operations on local tree cover, public amenity and local character.

Provided the recommendations of the Tree Protection Method Statement produced by PMG Ltd - June 2016 are followed as detailed when working near retained trees, then I consider the impact to be minimal and acceptable.

Therefore I raise no objections to the proposed development.

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

Impact on the living conditions of neighbours

The extension would be located to the east of no. 11 Buchan Avenue. The rear wall of this property projects beyond the rear wall of the application site by approximately 1m. As result,

the proposed extension would project beyond the rear wall of no. 11 Buchan Avenue by less than 3m. In addition, the extension would be set away from the common boundary by about 900mm and from the house at no. 11 Buchan Avenue by about 1800mm. Given this and the proposed design of the extension incorporating a hipped roof, the only loss of light to no. 11 would occur during morning hours. However, at this time of the day, the sun is set lower, especially during winter months, and it is likely that the sun light is already screened by the row of trees growing on the eastern boundary of the application site. The afternoon light, which no. 11 Buchan Avenue currently enjoys, would not be affected by this extension. As such, it would be difficult to demonstrate that the extension would cause harm to the living conditions of the residents of no. 11 Buchan Avenue, in terms of loss of light.

A site layout plan has been submitted to demonstrate that the proposed extension would not breach a line drawn at 45 degree angle from the centre of the nearest window at no. 11. Therefore, it is not considered that the extension would have an unacceptable impact on the outlook from the windows at no. 11 Buchan Avenue.

Concerns have been raised over impact on the outlook from numbers 3-9 Buchan Avenue. These properties have an aspect from the front of their properties across both the rear gardens of no. 11 and no. 15 Buchan Avenue. The distance between these properties and the application property range from 20 - 25 metres and they sit at a slightly higher level. Given the extension design, incorporating a projection of 3800mm, hipped roof and matching materials, and the distance between these properties, officers do not consider that the extension would result in any demonstrable harm to the outlook currently enjoyed by residents of these properties.

The proposed rear windows in the application property would be closer to the rear site boundary than the current windows by 3800mm. They would provide a view over the front of no. 9 Buchan Avenue at an oblique angle. The only direct views would be of the private driveway and trees growing to the east of no. 9. Therefore, officers do not believe that the extension would cause any demonstrable harm to the privacy of neighbours living at no. 9 Buchan Avenue.

#### Impact on the character and appearance of the area

The side extension would be visible from public vantage points along Buchan Avenue. Whilst the roof ridge would not be set beneath the height of the existing roof, the extension would be set back from the front building line by 3000mm. This set back would achieve desired subservience in the appearance of the house to reduce its overall bulk.

Concerns have been raised over the impact of the extension on the street scene when viewed from nos. 3-9 Buchan Avenue. However, given the distance between the application site and these properties, the projection of the extension and hipped roof design, officers do not consider the proposed extension would be obtrusive or harmful to the appearance of the street when viewed from these properties.

#### Highways and parking

A site layout plan has been submitted to demonstrate that the property frontage can accommodate car parking provision for three cars. Subsequently, the proposal meets the Council's car parking requirements and is considered to be in accordance with the relevant planning policies.

## Trees

A number of residents have raised concerns over continuous loss of preserved trees on this site and a potential for further loss in the future, should this development be permitted. The Council's Tree Officer reviewed the submitted Tree Protection Method Statement produced by PMG Ltd - June 2016 specifying measures to mitigate impact on the protected trees, and commented that, subject to the report recommendations being implemented, the impact on the trees would be minimal and acceptable.

As to the concerns over subsidence, in order to comply with building regulations detailed design and structural details will need to be demonstrated to the relevant building inspector as part of the building regulations consenting process. Such details will ordinarily need to take account of the type of soil and proximity to trees and in some cases incorporate the use of piles where necessary to allow tree roots to be able to move around them. Officers are satisfied that through the building regulations consenting process measures would be taken to address the risk of subsidence to the extension in the future. There is no reason therefore to believe that by allowing the development there would be pressure in the future to fell further trees due to subsidence issues.

### Other matters raised

Concerns over setting a precedent have been raised. However, each planning proposal is assessed on its own merits.

### ***Recommendation***

APPROVE subject to conditions:

1. The development shall begin before 14 September 2019.

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.

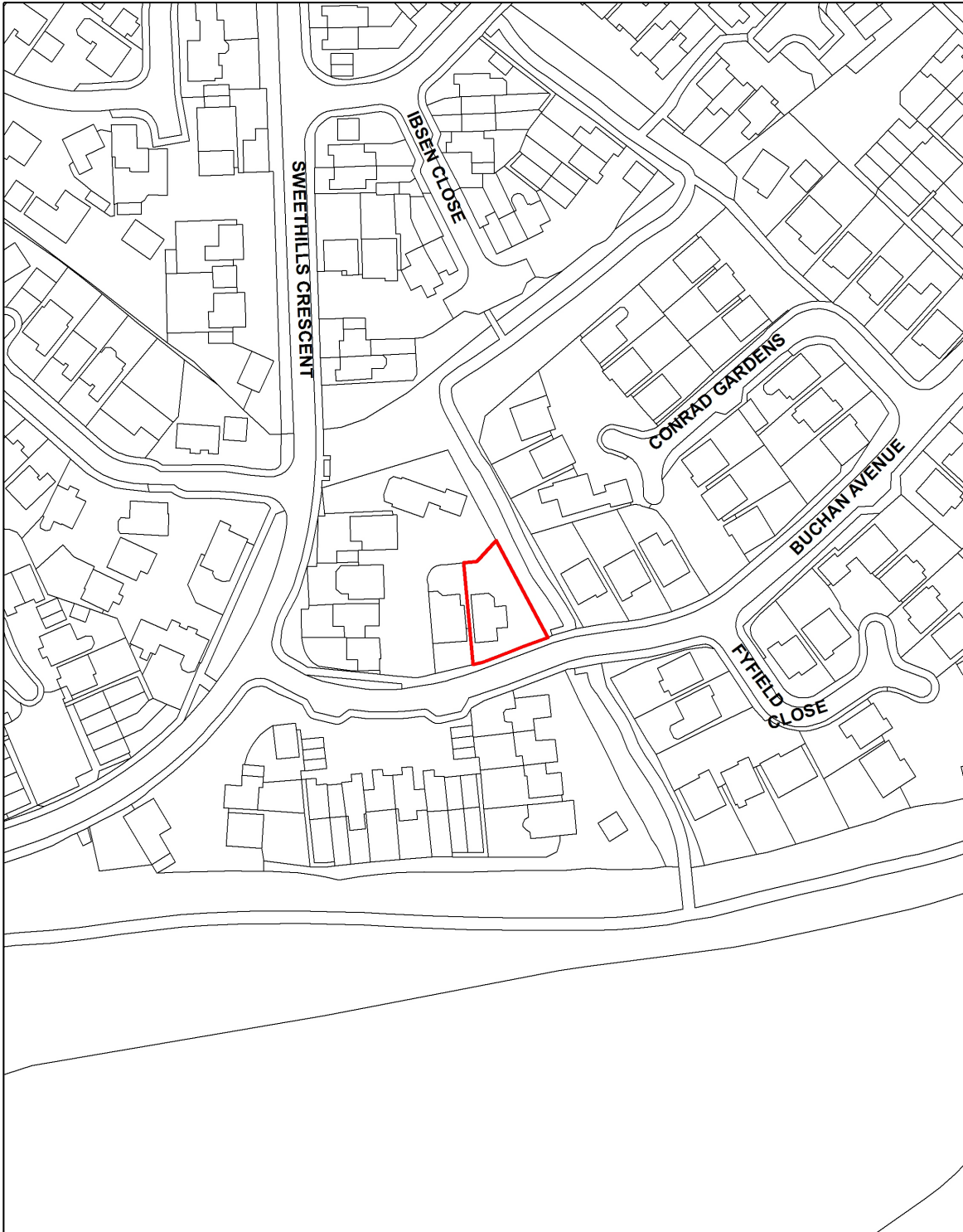
2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed plans, drawing number 002 rev A,
- b) Proposed sections, construction notes, drawing number 004 rev A,
- c) Proposed details, drawing number 003 rev A,
- d) Tree Protection Method Statement produced by PMG Ltd June 2016.

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

# FAREHAM

BOROUGH COUNCIL



15 Buchan Avenue  
Scale 1:1250



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