

**P/16/0857/FP**

MR & MRS C STANDEN

**WARSASH**

AGENT: BPS DESIGN  
CONSULTANTS LTD

RAISE HEIGHT OF ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION

AUBERON HOOK LANE WARSASH SOUTHAMPTON SO31 9HH

***Report By***

Susannah Emery - Direct dial 01329 824526

***Site Description***

This application relates to a detached modern unlisted bungalow which is situated within Hook Village to the south side of Hook Lane. The dwelling lies within the Hook Village Conservation Area opposite the Grade II listed buildings 'The Nook' and 'Nook Cottages' to either side of the junction of Hook Lane with Fleet End Road. The dwelling sits in an elevated position approx. 1.5m higher than the road and is screened by a dense hedge approx. 4-5 metres in height.

***Description of Proposal***

Planning permission is sought to raise the height of the roof of the dwelling to provide first floor accommodation. The proposal would raise the height of the dwelling by 2.3 metres from 4.5 metres to 6.8 metres and would incorporate rooflight windows to the front and rear elevations which would have a minimum sill height of 1.7m above internal floor level.

***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/01/0135/FP**

**Roof Extensions to Provide First Floor Accommodation.**

REFUSE

04/04/2001

**P/96/0896/FP**

**ROOF EXTENSIONS TO PROVIDE FIRST FLOOR  
ACCOMMODATION**

PERMISSION

15/10/1996

**P/91/0771/FP**

**ROOF ALTERATIONS AND ALTERATIONS TO GROUND FLOOR TO  
PROVIDE SELF CONTAINED ANNEXE**

REFUSE

12/12/1991

## ***Representations***

Seven letters have been received raising the following objections;

- Due to the elevated position and proposed increase in height this modern building would become more prominent within the Conservation Area
- The dwelling would be visible above the boundary screening and would detract from the historic character of the area and surrounding buildings
- The dwelling is already out of keeping with adjacent historic buildings
- The dwelling can be seen along the wide open driveway from Hook Lane
- Overlooking of neighbouring properties
- Loss of light to cottages opposite
- Proposal would undermine the Conservation Area Appraisal & Management Strategy
- Planning permission for a second storey refused in 2001

One additional letter has been received raising no objection subject to the retention and growth of the frontage hedgerow to screen the house.

## ***Consultations***

Conservation Officer - The proposal is to replace the current partly flat roof with a pitched roof and to provide rooms in the roof. The heritage considerations are the setting of the listed buildings opposite and the character and appearance of the conservation area. Policies CS17 and DSP5 of the Local Plan apply. A similar proposal was granted planning permission in 1996. Owing to the siting of the house and the substantial planting on the boundary the situation has not changed significantly since the previous approval. No objection is raised in principle, however as the roof will be larger a good quality grey natural roof slate should be used rather than an imitation in order to conserve the character and appearance of the conservation area. The proposed rooflights should be a conservation design that sit flush with the roof slates. It is also very important that the planting on the road boundary is maintained and ideally thickened, the importance of this planting is set out in the adopted conservation area character appraisal.

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

Planning permission was granted in 1996 (P/96/0896/FP) to raise the height of the roof over the entire footprint of the dwelling to 7 metres incorporating front and rear rooflights but this permission was not implemented. The current proposal is similar albeit the ridge height would be 6.8 metres and the roof design features a barn hip as opposed to a fully hipped roof. The front and rear projecting sections of the dwelling would also retain a lower roof height of 4.5 metres. A subsequent application was refused in 2001 to raise the height of the dwelling further than previously permitted incorporating front and rear dormer windows. It was considered that having regard to the elevated position of the dwelling and the increased height and bulk arising from the proposed roof extension that the resultant building would represent an unduly prominent and obtrusive feature detrimental to the character and appearance of the Hook Conservation Area and nearby listed buildings.

The Hook Conservation Area Appraisal and Management Strategy (2011) states that the low rooflines of the modern bungalows; Japonica, Cedar Cottage and Auberon which lie to the south side of Hook Lane enables them to be concealed from the road behind the hedge and trees on the boundary. The screening of the bungalows is seen as important to the setting of the historic buildings to the north side of Hook Lane in terms of retaining these buildings as the focus of the hamlet. Whilst it states that the increase in height of the bungalows would be harmful to the character and appearance of the conservation area and the setting of the listed building it is necessary to consider the merits of the application

submitted before coming to the conclusion that any height increase would be unacceptable.

Officers are of the opinion that the proposed height increase of the dwelling would not be detrimental to the character and appearance of the Conservation Area or the setting of the listed cottages opposite. The dwelling is set back in excess of 15m from the road and although the roof of the dwelling would be visible in part above the frontage hedgerow and along the drive it is not considered that this would be an intrusive feature within the streetscene due to the absence of any dormer windows and the proposed use of natural slate. Whilst it would not be possible to secure the retention of the boundary planting in the long term the applicant has advised that it is not the intention to remove this.

The proposed rooflights would have a minimum sill height of 1.7m above internal floor level to prevent any overlooking of the adjacent properties. There would be in excess of 30m from the three rooflights proposed within the front elevation to the listed cottages opposite so officers do not consider that the proposal would result in an unacceptable loss of privacy even if a lower sill height had been required. In light of the separation distance it is not considered that the proposal would result in an unacceptable loss of light to the properties opposite.

Having regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Officers consider that the proposal would preserve the setting of the nearby listed buildings and the character and appearance of the Hook Conservation Area. The proposal complies with the relevant policies of the Fareham Borough Core Strategy and the Fareham Borough Local Plan Part 2: Development Sites & 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) Existing Elevations & Plans - drwg No. PL01
- ii) Proposed Elevations & Plans - drwg No. PL02

3. No development shall take place until a sample of the natural slate roof tile to be used in the construction of the roof extension hereby permitted, has been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development and to preserve the character and appearance in the Conservation area.

4. No development shall take place until details (including a section) of a conservation design rooflight to be installed within the roof of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

5. The rooflights as shown on the front & rear elevations of the roof extension hereby approved shall be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level. The windows shall thereafter be retained in this condition at all times.

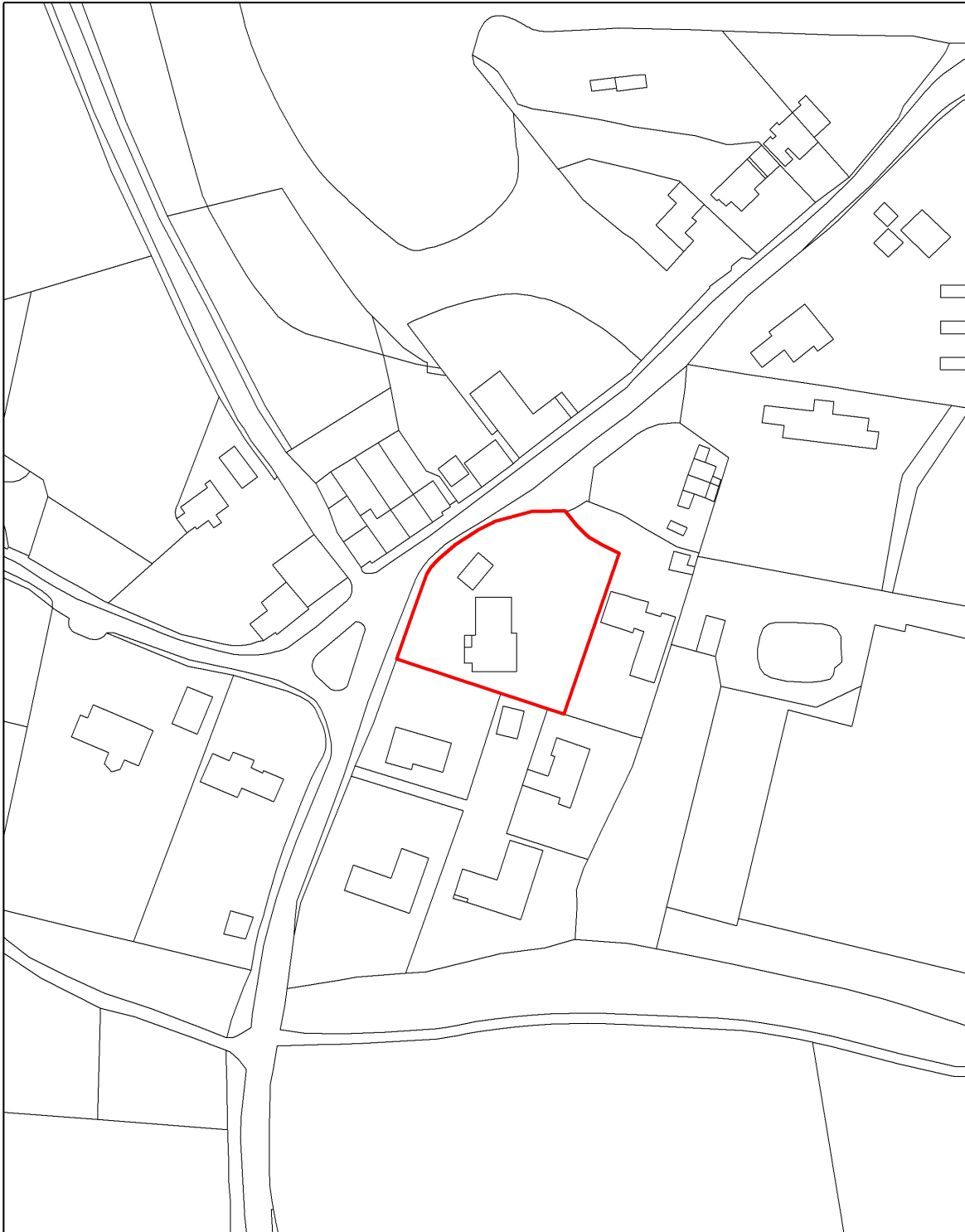
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

***Background Papers***

P/16/0857/FP

# FAREHAM

BOROUGH COUNCIL



Auberon,  
Hook Lane  
Scale 1:1250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2016