

P/17/0042/FP [O]

HILL HEAD

MS L BROWN

AGENT: TOWN PLANNING
EXPERTS

SINGLE-STOREY SIDE EXTENSION

39 KNIGHTS BANK ROAD FAREHAM HAMPSHIRE PO14 3HX

Report By

Richard Wright - direct dial 01329 824758

Site Description

This application relates to a residential property located in Knights Bank Road, Hill Head.

The property has been extended several times previously with a separate residential unit on the western side of the building and an annexe in the roof space.

Description of Proposal

Planning permission is sought for the construction of a single-storey extension on the eastern side of this house.

A porch is attached to the eastern side of the house and a detached garage and outbuilding stand to that side set back further northwards into the plot. It is proposed to replace the porch, garage and outbuilding with the new extension which is shown to provide additional living space in the form of a study, utility/boiler room and games room on a larger footprint to the side of the house.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/11/0955/FP

**ERECTION OF SINGLE STOREY/TWO STOREY SIDE EXTENSION,
PROVISION OF FRONT AND REAR DORMERS, ROOF TERRACE
AND INSERTION OF VELUX ROOF LIGHTS TO FORM ANNEXE.**

APPROVE

03/01/2012

P/11/0151/FP

**ERECTION OF SINGLE STOREY/TWO STOREY SIDE EXTENSION,
PROVISION OF REAR DORMERS & ROOF TERRACE AND
INSERTION OF VELUX ROOF LIGHTS TO FORM ANNEXE**

PERMISSION

19/05/2011

P/09/0804/FP

ERECTION OF SINGLE STOREY AND TWO STOREY SIDE EXTENSION, PROVISION OF REAR DORMER AND ROOF TERRACE, AND INSERTION OF FIVE VELUX ROOFLIGHTS TO FORM ANNEXE

PERMISSION

27/01/2010

P/06/1613/VC

VARIATION OF CONDITION 3 OF P/03/1344/FP (TO ENABLE ANNEX TO BE SUB-LET - RETROSPECTIVE APPLICATION)

PERMISSION

27/09/2007

P/03/1344/FP

Erection of Two Storey Side Extension to form Self-Contained Annexe, Replace Existing Flat Roof with Pitched Roof and New Detached Single Garage (Alternative to P/03/0483/FP)

PERMISSION

27/10/2003

P/03/0483/FP

Erection of Two Storey Side Extension to form Self-Contained Annexe, Replace Existing Flat Roof with Pitched Roof and New Detached Single Garage

PERMISSION

21/05/2003

Representations

Five letters have been received, two in objection to the proposal raising the following issues:

- Impact on character of street
- Parking provision on site

Planning Considerations - Key Issues

In response to the application being publicised five letters from neighbours have been received, three in objection to the proposal.

Neighbours are concerned that parking should take place within the property and not on the road. However plenty of space would still remain within the frontage of the property to accommodate the parking needs of the dwelling plus the self-contained unit and annexe.

The neighbour living immediately adjacent at 41 Knights Bank Road has said that she finds the plans acceptable in that the extension should have minimal impact on the light and views from windows in her property. The case officer has visited the neighbour to discuss the impact on her property and agrees that the extension would not have a materially harmful effect on light to or outlook from the adjacent house. High level windows set in the side of no. 41 are secondary windows serving a living room which has a large window/door set in the rear facing elevation. These side windows would face onto the flank of the extension at a distance of around 3.8 metres. However, given that the windows currently face onto the flank elevation of the garage which is slightly closer to the boundary the effect on light into and outlook from that room would not be made materially worse. The proposed extension would not project so far to the rear to have a material impact on windows in the rear elevation of no. 41.

Another concern of some neighbours was that the extension would result in the house being out of character with others in the street. The design and appearance of the extension is such that it would appear as a modest, subservient addition to one side. It would be set back a reasonable distance from the front of the house and a gap would be retained between its flank elevation and the party boundary with no. 41. The extension would not harm the appearance of the house or the character of the street.

Finally, several neighbours raised the issue over the property being used for commercial purposes. The application does not propose any change of use and the extension is submitted to be used as part of the existing residential use. If the extension or any other part of the premises were to be used for commercial purposes in the future then an assessment would need to be carried out based on a fact and degree basis as to whether a material change of use has occurred needing planning permission.

Conclusion

In summary, the proposed extension would not harm the living conditions of neighbours or the character and appearance of the streetscene. There would be sufficient parking space retained to meet the needs of the dwelling.

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.

Recommendation

PERMISSION subject to the following conditions:

1. The development shall be begun before the expiry of a period of three years from the date of this decision.

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) SK-L01 Location Plan
- b) SK-20 Site Plan
- c) SK-24 Proposed Ground & roof plan
- d) SK-25 Proposed Elevations
- e) SK-26 Proposed Elevations

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

3. The external materials to be used in constructing the extension hereby permitted shall match those used on the existing house unless otherwise agreed in writing by the local planning authority.

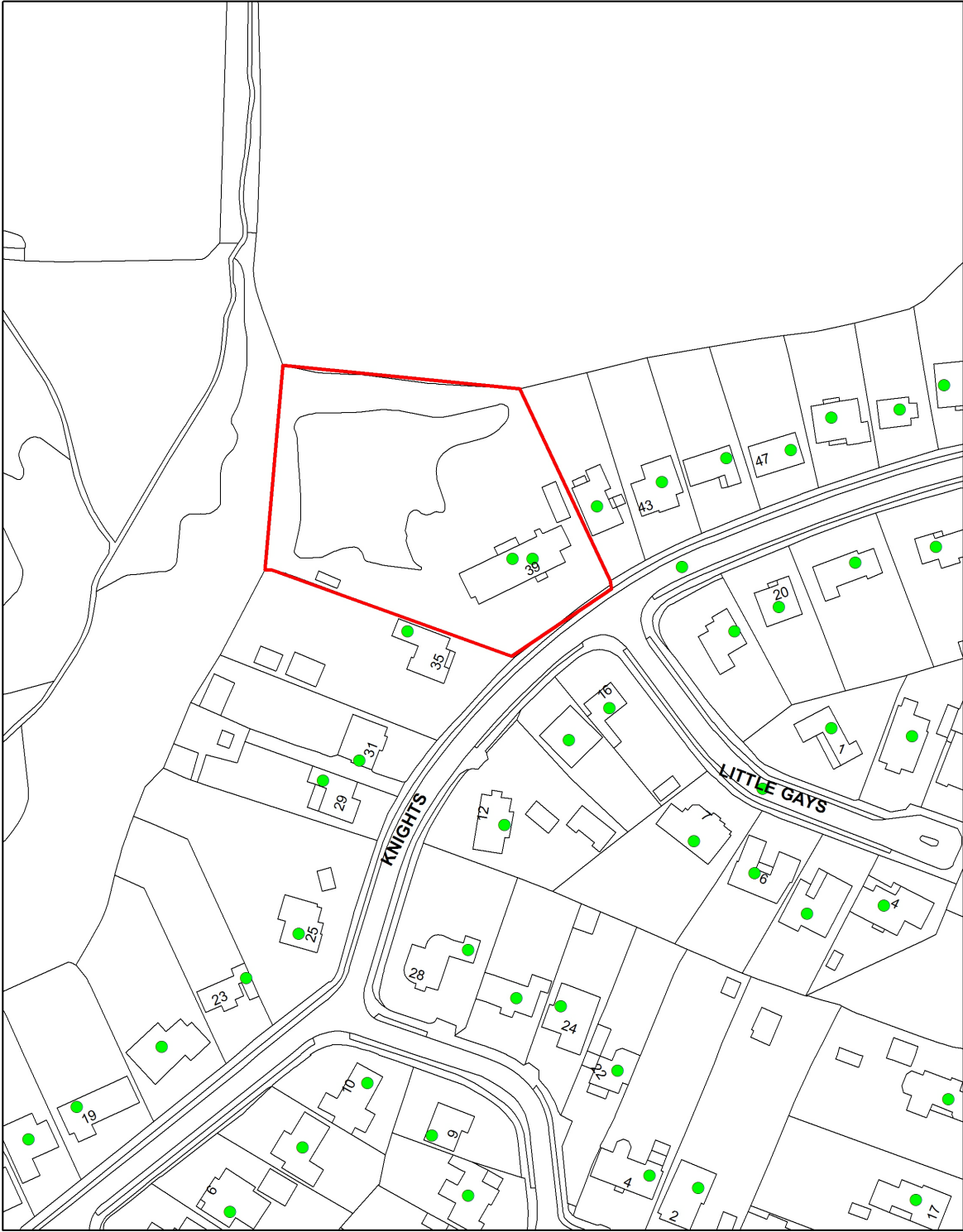
REASON: To ensure the satisfactory appearance of the development.

Background Papers

P/17/0042/FP

FAREHAM

BOROUGH COUNCIL



39 Knights Bank Road, Fareham
Scale 1:1,250



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