

P/17/0613/FP [O]

FAREHAM WEST

MR & MRS CUTLER

AGENT: THORNS YOUNG LTD

GABLE BUILD UP AND REAR DORMER

126 OAK ROAD FAREHAM PO15 5HP

Report By

Lucy Knight - Direct dial 01329 824579

Site Description

This application relates to a semi-detached bungalow which sits in a row of semi-detached bungalows

Description of Proposal

Permission is sought to build up the hip to gable end of the roof to the west side and the construction of a flat roof dormer window to the rear.

Policies

The following policies apply to this application: CS17 and DSP3

Representations

No responses have been received in the 21 day period for comment.

Planning Considerations - Key Issues

Design:

Oak Road is made up of many pairs of semi-detached bungalows. A number of the bungalows have had various additions to the roof. When travelling west of the application site towards the junction with Priory Road there are a number of existing hip to gable build ups (such as at number 131), roof lights and front dormers such that the proposal is not considered to be harmful to the character of the area.

The flat roof dormer to the rear will not be fully visible from the street scene and it has been observed on site that the property next door but one to the application site (number 130) is currently having a rear dormer constructed. Flat roof dormer windows are not an alien feature in this part of the borough such that this element of the proposal is also considered to be acceptable.

Impact on the living conditions of the neighbours:

The impact on the neighbouring properties is considered to be acceptable. The proposal shows no windows other than a roof light to the front within the gable build up. The rear dormer only has windows to the rear facing down the applicants garden rather than into private amenity areas of the neighbours. The application is seeking to re-locate the existing bedrooms into the roof but is not increasing the number of bedrooms and therefore there is no impact on parking provision.

Conclusion:

The proposal is considered to be acceptable without harm to the character of the area or

the amenity of neighbouring dwellings. The application complies with the development plan policies CS17 and DSP3 and as such is recommended for Permission.

Recommendation

PERMISSION; subject to conditions:

1. The development shall begin before the expiry of a period of three years from the date of the 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:

a) Proposed floor and elevations plan - drawing PG 2046.17. Rev B

b) Location Plan

c) Site Plan

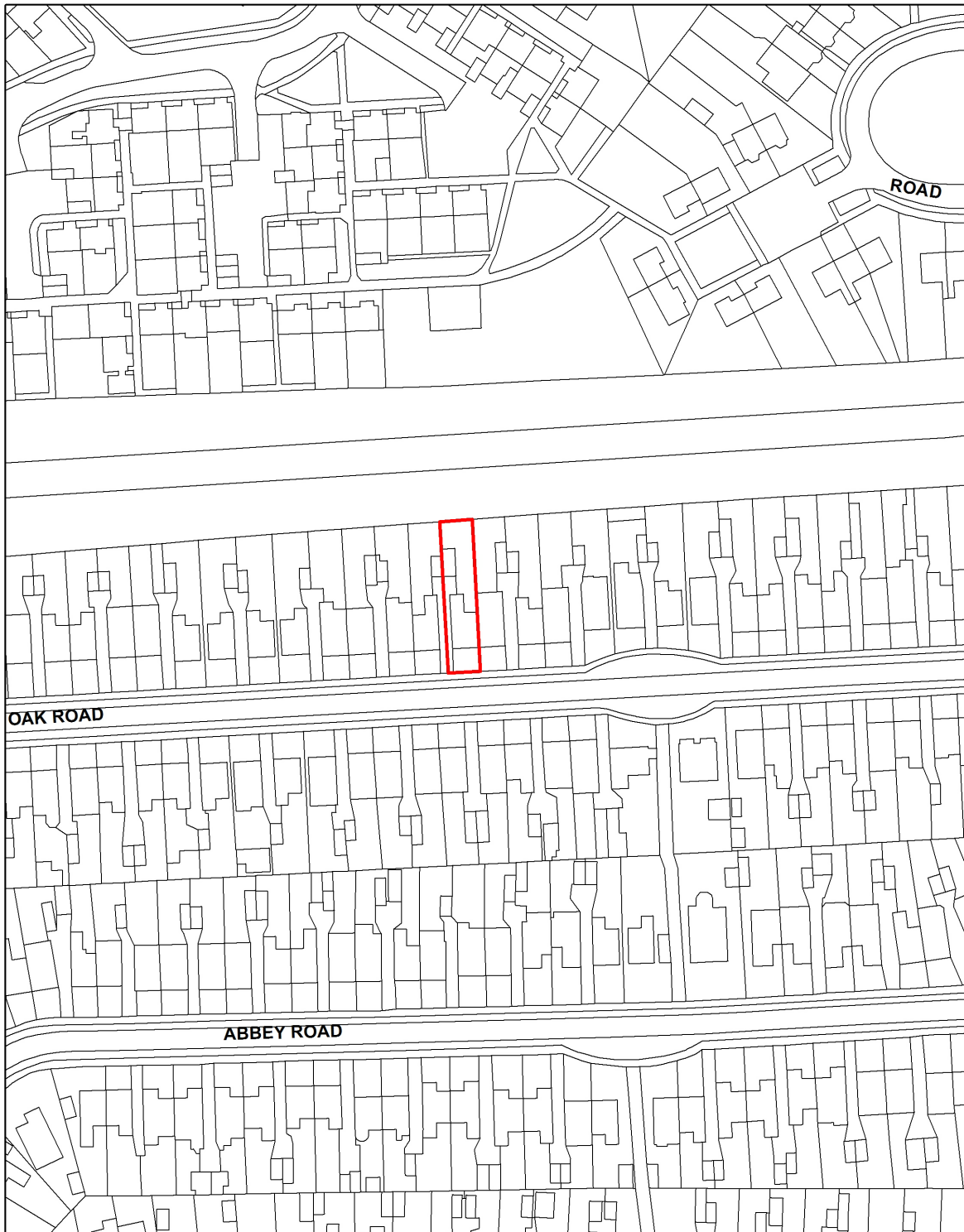
REASON: To avoid any doubt over what has been permitted

3. The external materials to be used in the construction of the extension hereby permitted shall match those of the existing dwellinghouse.

REASON: To protect the character of the area.

FAREHAM

BOROUGH COUNCIL



126 Oak Road
Scale 1:1250



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