

OFFICER REPORT FOR COMMITTEE

DATE: 15/02/2023

**P/22/1560/FP
CARRIE HOPKINS-DAY**

**LOCKS HEATH
APPLECORE PDM LTD**

TWO/SINGLE STOREY FRONT EXTENSION, SINGLE STOREY SIDE STORE
EXTENSION, FRONT BOUNDARY WALL WITH SLIDING GATE

69 RALEY ROAD, LOCKS HEATH, SOUTHAMPTON

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

1.1 This application is being reported to the Planning Committee for determination, due to the number of third-party representations received.

2.0 Site Description

2.1 This application relates to a detached dwelling located on the western side of Raley Road, north of Crescent Road.

2.2 The property is within the designated urban area.

3.0 Description of Proposal

3.1 Planning permission is sought for the erection of a two /single storey front extension, single storey side store extension and a front boundary wall with sliding gate.

3.2 The two-storey front extension will measure 5 metres in depth, 6 metres width, 4.75 metres to the eaves and 7.1 metres to the ridge.

3.3 The single storey front extension will measure 5 metres in depth, 2 metres in width with an eaves height of 2.3 metres and ridge height of 3.4 metres.

3.4 The single storey side store will measure 7.1 metres deep, 2.5 metres wide with an eaves height of 2.3 metres and ridge height of 3.7 metres.

3.5 The front boundary wall and front gate are proposed to be 1.2 metres high.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Local Plan Part 2: Development Sites and Policies

DSP3: Impact on living conditions

Fareham Local Plan 2037(emerging)

4.2 The Fareham Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector requested a number of main modifications to the Plan. Subject to full Council approval, the proposed main modifications will be the subject of public consultation from 31st October until 12th December. The Council's Local Development Scheme suggests that the new plan will be adopted in Winter 2022. On adoption the Local Plan will have full weight and at this stage is a material consideration for the determination of planning applications.

D1: High Quality Design and Placemaking

D2: Ensuring Good Environmental Conditions

5.0 Relevant Planning History

5.1 None

6.0 Representations

6.1 Eleven representations have been received, seven in support and four objecting, raising the following main issues:

- Large out of character extension
- Too drastic an alteration and needs to be scaled down and rethought
- Long overbearing flank wall of considerable mass and bulk including a lower roof, the guttering of which is shown overhanging the indicated boundary line.
- The extension at ground and roof level does not meet the 45-degree criteria as set out in Council's Supplementary Design Guide
- The amendment has added disadvantage of roof solar panels which will be 'in our face' from upper windows
- The Supplementary Design Guide refers to new ridge/roof lines being lower or subservient to the existing roof line
- Houses and extension built between No 55 and 75 have had to comply with the building line established approximately 60 years ago.
- If the extension is approved in its current form the building line will be destroyed and the 45-degree rule ignored in contravention to Council's Supplementary Design Guide. This in turn will set a precedence for future owners and developers to be able to extend their properties

closer to the highway to the detriment of houses still set back, completely changing the street scene.

- Loss of morning sun light casting a shadow on the front right-hand bedroom
- The material chosen in this strong design are overpowering and out of character with other existing properties in the immediate area

7.0 Consultations

None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact on neighbouring properties
- b) Design of the proposal
- c) Other matters

a) Impact on neighbouring properties

- 8.2 Policy DSP3 of the Fareham Local Plan Part 2 and draft policy DS2 of the Fareham Local Plan 2037 advises that development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy nor environmental conditions.
- 8.3 Concern has been raised that the development will be overbearing to the neighbouring property, reducing the sunlight to a bedroom window and casting a shadow. Officers have carefully considered the development in relation to the neighbouring properties either side.
- 8.4 The property to the north of the application site is staggered approximately seven metres further forward of the house at number 69. The neighbouring property has a landing/ stairwell window within its south facing elevation. Whilst the extension would affect the outlook from and the light available to the neighbouring landing window, the window does not serve a habitable room. Under the Council's policies and guidance, such a change to the outlook and light to a window serving a non-habitable room would not represent grounds for refusing a planning application.
- 8.5 The main property of the neighbour to the south is set approximately four metres further back and due to the relationship of the extension with that neighbour, the 45-degree consideration has been applied. The extension

breaches the 45-degree line, but at a distance of 8 metres to the single storey element and 10 metres to the two-storey element. Officers are of the view that due to the orientation of the proposal (to the north of the neighbour) and the distance achieved, the development would not create an unacceptable adverse impact upon the amenities of the adjoining property.

- 8.6 Officers are of the view that that the proposal complies with policies DSP3 of the Fareham Borough Local Plan Part 2 and draft Policy DS2 of the emerging Fareham Local Plan 2037.

b) Design of the proposal

- 8.7 Policy CS17 of the adopted Core Strategy and draft Policy D1 of the emerging Fareham Local Plan 2037 states that development should be of a high quality and respond positively to and be respectful of the key characteristics of the area, whilst also having regard to the key principles of urban design.
- 8.8 Some local residents have raised the concern that the development breaches the building line. The term 'building line' is normally used to describe how the property sits in relation to the road; Officers consider that it is appropriate to consider the 'building line' in respect of the broader street rather than just those immediately adjoining houses.
- 8.9 The majority of the properties along this part of Raley Road are set closer to the road than the existing application property, creating a strong, defensible building line which Officers have considered as part of this application proposal. Whilst it is acknowledged that some properties to the south of the application site are set back further from the road, the overarching character derived from the established building line is that these properties are the exception to the building line.
- 8.10 The two-storey front extension is proposed at a depth of 5 metres, which will bring the property in line with the neighbour to the north. As the dwelling will not be projecting further forward than other properties within the road, Officers are of the view that the position of the extension within the street scene is acceptable.
- 8.11 Concern has also been raised that the design of the extension and proposed external materials are out of keeping with other properties within the immediate area.
- 8.12 Raley Road is made up of various different house types and sizes. The proposed two-storey front extension has been designed with a front gable which is similar to other properties within Raley Road. Whilst there are no

other properties with a rendered finish immediate adjacent to this site, there are other properties further along in Raley Road which have been rendered. Officers consider that the proposed materials would not have an adverse impact and are reflective of the varied palette of materials used within the street.

- 8.13 The design of the extension has been assessed against the Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document. The two-storey front extension will have a ridge line running at 90 degrees to the existing ridge on the main house. This design is considered appropriate and therefore it is not essential for the front addition to be subservient. The extension reflects design features of other properties within the road and is acceptable within its setting.
- 8.14 A front boundary wall and sliding gate is proposed along the frontage of the site. There are other properties within Raley Road which have similar height boundary treatment and Officers consider this element of the proposal acceptable.

c) Other matters

- 8.15 It has been raised that part of the development may overhang the boundary and encroach onto the neighbour property. The information that has been submitted with this application advises that all the development is within the applicant's ownership. If there are concerns that this information is incorrect, then this is a private legal matter. The grant of planning permission does not infer ownership rights over third party land.

Summary:

- 8.16 Officers consider that the proposed development would not materially harm the character or the appearance of the area nor would it have an unacceptable adverse impact on the living conditions of residents living in neighbouring properties by way of loss of sunlight, daylight, outlook or privacy.
- 8.17 The proposal would accord with the policies of the adopted and emerging Local Plans and the relevant Design Guidance.
- 8.18 Officers recommend that planning permission should be granted.

9.0 *Recommendation*

- 9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period 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:
 - a) Proposed Floorplans – Drg No. PG 7133.22.02 Rev I
 - b) Proposed Roof Plan and Elevations – Drg No. PG.7133.22.03 Rev K
 - c) Proposed External Visual and Site Plan – Drg No7133.22.04 Rev. PG. F

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

Then

- 9.2 DELEGATE authority to the Head of Development Management to:

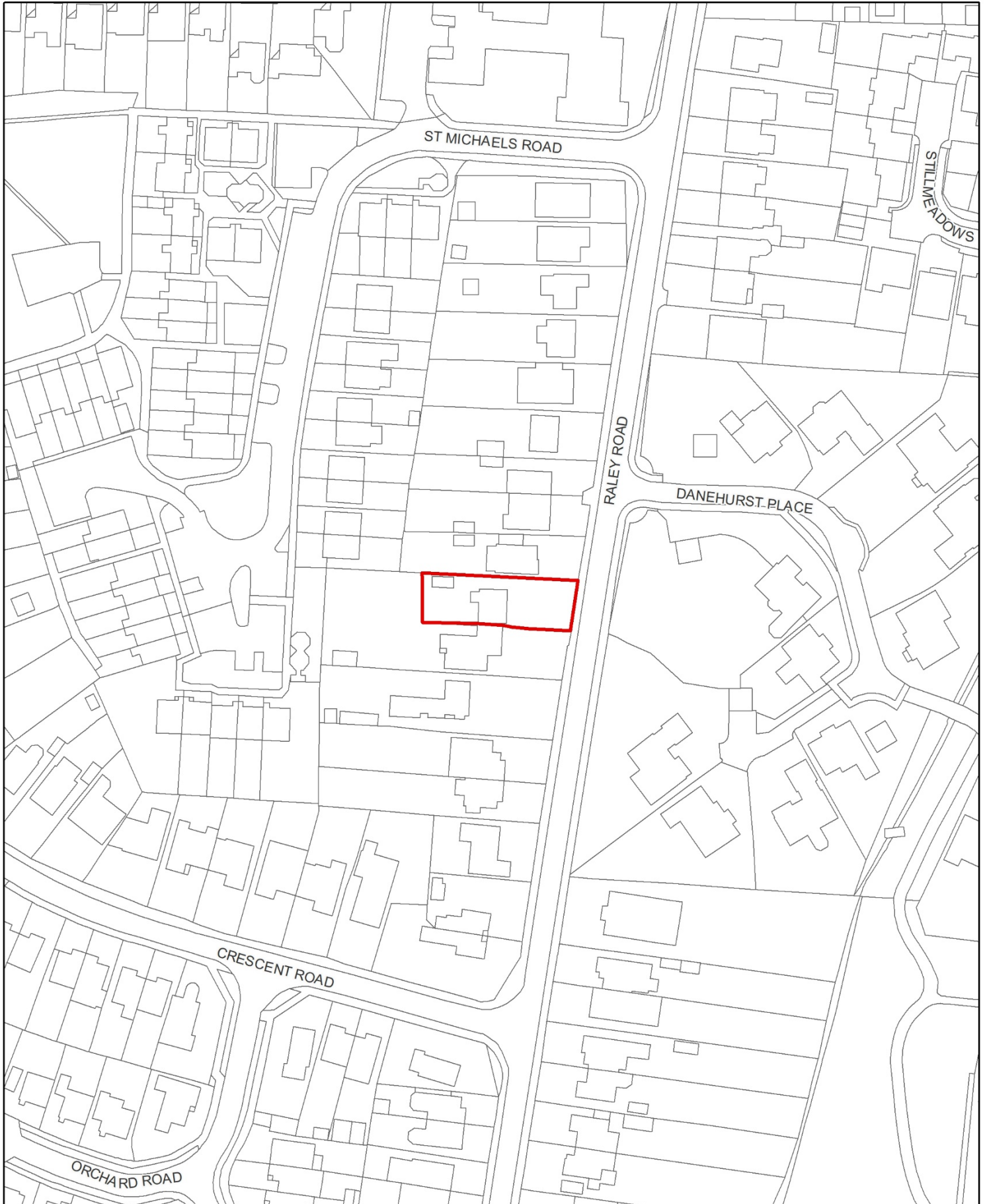
- a) agree any necessary modifications to the proposed development; and
- b) make any necessary modification, deletion or addition to the proposed conditions.

10.0 Background Papers

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



69 Raley Road
Locks Heath
Scale 1:1,250



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