

OFFICER REPORT FOR COMMITTEE

DATE: 12/02/2025

**P/24/1605/FP
MR JOHN TIMKEY**

**PORCHESTER WICOR WARD
AGENT: A.GEORGE – MORSE WEBB**

DEMOLITION OF THE FRONT BAY WINDOW, REAR AND SIDE LEAN-TO
CANOPIES. ERECTION OF A FIRST FLOOR AND BALCONY

17 KENT GROVE, PORTCHESTER, FAREHAM, PO16 9HA

Report By

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1.0 Introduction

1.1 This application is being brought before the planning committee due to the number of third party representations received.

2.0 Site Description

2.1 The application relates to an already extended two bed detached bungalow at the southern end of Kent Grove, Portchester, on the western side and adjacent to Harbour View Park.

2.2 The property is open to the street and park with several extensions being added over time, including a rear (west) flat roofed extension to provide a dining room and garden room, along with a canopy to the rear of this into the garden. To the south of the site a low block boundary wall has been installed, to allow the owners to look across the adjoining park.

2.3 There is a covered car port to the south, along with a historic garage in the garden, and off road parking for an additional two cars in front of the property.

2.4 The street is a mixture of bungalows, chalet bungalows and terraced two storey houses. A number of neighbouring properties have carried out loft conversions with large dormers to the rear and some to the front, along with rear extensions.

3.0 Description of Proposal

3.1 The original application was for a loft conversion, creating a flat roofed box shaped two storey, three bedroom dwelling with a wrap around balcony. Officers did not support this as it was considered to be out-of-keeping with the prevailing character of the area, and therefore failed to have regard to the key characteristics of the area as advocated in the Council's Local Plan and Design Guidance Supplementary Planning Document (hereafter referred to as the

Design SPD). An amended scheme with pitched roofs was received and neighbours were reconsulted.

- 3.2 The amended application is for an increase of 0.75m in the ridge height (from 5.6m to 6.34m) creating a half hipped gable roof, with a dormer on either side and a balcony to the south. The proposal will not extend beyond the existing footprint of the property (and extensions, excluding rear canopy).
- 3.3 The dormer on the north will have one flat rooflight for bedroom 3 and one obscured non opening window on the stairwell.
- 3.4 The dormer to the south will have one obscure glazed bathroom window and two double doors off bedrooms opening out onto a balcony.
- 3.5 The balcony projects from the existing building to the edge of the plot, replacing the existing carport, there is 1.7m high privacy screen proposed on both sides (East and West) of the balcony and a lower glass balustrade looking out over the park and Portsmouth Harbour beyond.

4.0 Policies

- 4.1 The following policies apply to this application

Adopted Fareham Local Plan 2037

D1: High Quality Design and Place Making

D2: Ensuring Good Environmental Conditions

Other Documents:

National Planning Policy Framework (NPPF) 2024

Fareham Borough Design Guidance: Supplementary Planning Document
(excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 Relevant Planning History

- 5.1 There is no relevant planning history at the property.

6.0 Representations

INITIAL PROPOSAL

- 6.1 Seven letters of representation have been received which raise the following concerns:

Scale, massing, design

- Too excessive scale – dwarfs all other properties
- Brick monstrosity
- Flat roof not in keeping - Design suited to an industrial estate

- Previous loft conversions have been controlled in the area
- Overbearing on public space
- Parking problems in the cul-de-sac

Impact on neighbours

- Affects light to neighbouring properties to the north
- Wrap around balcony causes a loss of privacy
- Reduced skyline and shoreline vistas
- Makes it gloomy and claustrophobic

Other

- Lead to further development of other bungalows
- Open plan design means potential parties and noise
- Not helping with mental health
- Lack of visibility over water may lead to unnoticed water incidents

AMENDED/CURRENT PROPOSAL

6.2 Eight letters of representation have been received which raise the following concerns:

Scale, massing, design

- Improvement as no wrap around balcony
- Alteration more in style with the area
- Should still be inline with other bungalows
- Still out of keeping
- Objecting to the size at first floor not extension itself
- Two storey house not a dormer style bungalow
- Parking problems
- Not done tastefully
- Dominates the grass field

Impact on neighbours

- Blocks light
- North facing window loss of privacy
- Shouldn't take peoples light views and privacy

7.0 Consultations

7.1 No consultations were undertaken as part of this planning application.

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) Planning Policy;
- b) Impact upon the character and appearance of the area;
- c) Impact upon amenity;
- d) Highways and parking;
- e) Ecology;

a) Planning Policy

- 8.2 Fareham Local Plan 2037 forms the overarching policy document to assess planning applications. The Local Plan relates to the management of development within the Borough and is considered to be in general conformity with the National Planning Policy Framework (NPPF) 2024, this is further supported by supplementary planning documents (SPD).
- 8.3 The key policies of relevance for the proposed include: Policy D1 (High Quality Design and Place Making) and Policy D2 (Ensuring Good Environmental Conditions) and the Design SPD.

b) Impact upon the character and appearance of the area

- 8.4 Policy D1 (High Quality Design and Place Making) states that all new development should be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.
- 8.5 The principle of a hip to gable loft conversion can often be carried out under permitted development, along with rear dormers, several of which have been carried out by neighbouring properties. The adjacent neighbouring property already has a very similar loft conversion but rotated through 90degrees. Other properties overlooking the park also have balconies off the side of their properties. Therefore the principle of a loft conversion and a balcony within the streetscene is already considered acceptable.
- 8.6 To the front the proposal maintains the existing building line, and would be no higher than the ridge line of the neighbouring property. The proposed extensions on the site will be visible from the immediate neighbours, however it will not extend beyond the footprint of the existing property.
- 8.7 The materials will match the finish of the existing property brick, with the addition of render, which will compliment the neighbours in the street. The amendment to a half hip gable and dormers mimicks neighbouring properties,

and lessens the visual impact of the proposed. Officers consider that the amended development included within this submission is acceptable in design terms and would not have a detrimental impact on the character of the street scene or area and therefore raise no design concerns as the proposed complies with Policy D1 of the Fareham Local Plan 2037.

c) Impact upon amenity

- 8.8 Policy D2 (Ensuring Good Environmental Conditions) states development proposals should ensure that there will be no unacceptable adverse impact upon environmental/living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, ventilation, outlook and/or privacy.
- 8.9 There are no neighbours to the south and large windows already look out across the public park.
- 8.10 The neighbour to the east of the site (no.44) will have additional windows viewing their house at first floor, however this will be no closer than the existing windows on the front of the property, so the impact will remain the same.
- 8.11 To the rear (west) the neighbour (18 Coppins Grove) will have a separation distance of approximately 32.5m between the proposed rear bedroom window and the neighbours existing rear dormer. The separation distance is partially obscured by vegetation and complies with privacy and design guideline within the Design SPD. It is considered that this property would not be negatively impacted by the proposed.
- 8.12 Immediately to the north and most impacted by the proposal is 15 Kent Grove. The eaves are increasing from 2.6m to 3.4m however the depth of the proposal will remain the same as the existing boundary wall with no windows proposed. Although higher, the roof has been re-designed to slope away from the neighbour with the side dormer taking up the front part of the roof opposite the existing blank first floor side of the neighbours. The dormer will only have one obscure glazed window (secured by condition), the neighbours ground floor side windows are for a hallway door, a bathroom and a secondary kitchen window, with the main kitchen window to the rear.
- 8.13 Having visited the neighbouring property Officers can confirm that to the rear at ground floor there is a conservatory and kitchen window, and first floor a bedroom and bathroom (closer to application boundary) in their dormer. An assessment has been carried out and the house extension is outside of the 45-degree sight line from the habitable windows of the neighbouring properties at first floor and the separation distance remains the same and is acceptable.

- 8.14 Neighbours further to the north of the block along Windmill Grove have raised concerns about the loss of light and views, however the right to a view is not a planning matter or consideration. The building line of these properties first floor dormers is approximately 25m away from the application boundary and no windows look directly towards these windows therefore it is considered that there would not be an impact on overlooking. The application has also been amended to remove the wrap around balcony and the roof form has changed from a blocky flat roof to a hipped gable allowing more of a view towards the park.
- 8.15 Of the neighbour's side windows the kitchen is the the only habitable room in design terms where privacy and light can be considered. It should be noted that this is at ground floor, is a secondary window to the kitchen and is screened by an existing boundary wall which is not getting any closer maintaining the 1.9m side access gap. It is considered that the proposal would not have an unacceptable adverse impact on the neighbouring property.
- 8.16 The policy compliance along with the amendment to a pitched roof with an obscure glazed dormer means that it is considered that the proposal would not have a detrimental impact on the light to, nor outlook from the neighbouring property's habitable rooms and, therefore Officers consider the proposal complies with the Council's Design SPD and Policy D2 of the Fareham Local Plan 2037.

d) Highways and parking

- 8.17 The property is increasing to a three-bedroom dwelling; the applicant needs to provide two off-street parking spaces on the site (not including the garage). The existing frontage is capable of accommodating two cars, and therefore, the proposal complies with the Council's Residential Car Parking Standards SPD.

e) Ecology

- 8.18 No concerns were raised over ecological issues. Loft conversions can be carried out under permitted development. However, it should be noted that any evidence of bats or other protected species on the site during construction work should cease immediately and further Ecological Advice sought from Natural England.

9.0 Recommendation

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

1. The development shall begin within three years from the date of this permission.

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. Location Plan and Existing Block Plan – 1023 001 PL00
 - b. Proposed Site Plan - 1023 011 PL01
 - c. Proposed Floor Plans – 1023 012 PL01
 - d. Proposed Roof Plans – 1023 013 PL00
 - e. Proposed Elevations – 1023 015 PL01

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

3. The first floor window(s) proposed to be inserted into the North Elevation of the approved development shall be:
 - a) Obscure-glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;and shall thereafter be retained in that condition at all times.

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

4. The development hereby approved shall not be brought into use until the 1.7 metre high balcony privacy screening indicated on the approved plans has been erected. The screening shall subsequently be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

Then

DELEGATE authority to the Head of Planning to:

- a) 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.

17 Kent Grove Portchester

