

P/14/1246/FP

MR & MRS G TURNER

TITCHFIELD COMMON

AGENT: JENKINS
ARCHITECTURE LTD

SINGLE STOREY REAR & SIDE EXTENSION AND TWO STOREY SIDE EXTENSION

21 GRASSYMEAD FAREHAM HAMPSHIRE PO14 4SQ

Report By

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Amendments

Amended plans have been received which incorporate a first floor level extension that is set back from the front elevation by 2 metres. The ridge height of the extension is also lower than that previously proposed and is 0.6 metres below the ridge of the host property. The extension at ground floor level would be flush with the principal elevation and would incorporate a mono-pitched roof that would link with the mono-pitched roof that wraps around the side and rear elevations.

Site Description

Grassymead is a residential cul-de-sac located within the urban area. The cul-de-sac is characterised by regularly spaced detached and terraced properties of a uniform design.

The application property is a detached two storey property which is located at the end of a row of five detached houses, which are positioned approximately east to west and perpendicular to a second, smaller row of three detached houses positioned approximately north to south.

The site is level and laid to lawn with a detached garage to the north east of the dwelling.

Description of Proposal

The application is for a two-storey side extension with a single-storey section. The two-storey section of the proposal would be 4 metres wide and set back from the front elevation by 2 metres. The single storey section would project 2 metres beyond the two-storey section and wrap around the front, side and rear elevation (including the rear of the original property). The single-storey section of the extension would have a mono-pitched roof.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Representations

Three representations have been received of which one is in support and two raise the following concerns:

- Size of extension, distance from boundary and proximity to no's 1&3 Gillcrest
- Impact of proposed gable end on no. 3 Gillcrest
- Loss of privacy to no's 1&3 Gillcrest

Planning Considerations - Key Issues

Principle of development

The proposed extension is to an existing dwelling, therefore it is acceptable in principle subject to the material considerations as set out below.

Effect on neighbouring properties

The proposed two-storey side extension would be located 5.5 metres south of no. 20. There is one window at first floor level in no. 20's south elevation which serves the landing. To minimise the impact that the proposed extension would have on the landing window, the applicant has submitted amended plans which set the first floor element of the extension back by an additional 2 metres. The ridge height of the extension would also be set 0.6 metres below that of the host property. The layout of the first floor has also been designed to prevent overlooking of the landing in no. 20 by incorporating the bathroom at the front and the bedroom at the rear so that the windows on the front elevation can be obscure glazed. The occupier of no. 20 has not objected to the proposal.

The single-storey section of the extension would be between 15 and 18 metres from the rear elevations of 1 and 3 Gillcrest and the two-storey element would be between 20 and 22 metres from the property. Given the extension is located at an angle to these neighbouring properties, the separation is considered to be sufficient to ensure that no harmful overlooking or loss of privacy would occur.

Effect on the character of the area

Neighbours at no's 1 and 3 Gillcrest have also raised concerns regarding the size of the proposed extension compared to the host property. It is acknowledged that the extension is quite large given the size of the host property, however the position of the property is such that the extension would only be partially visible from within the public realm (the single storey extension would be positioned to the rear of the existing detached garage and the extension at first floor level would be set back from the front elevation by 2m). In addition, the host property also sits within a generously proportioned plot, therefore the amount of garden remaining would be appropriate for a family dwelling.

The site backs onto Longacres therefore the rear of the host property is partially visible, however the property is angled away from Longacres and this combined with the gap of 15m between the extension and the public realm would prevent it from being a prominent feature within the public realm.

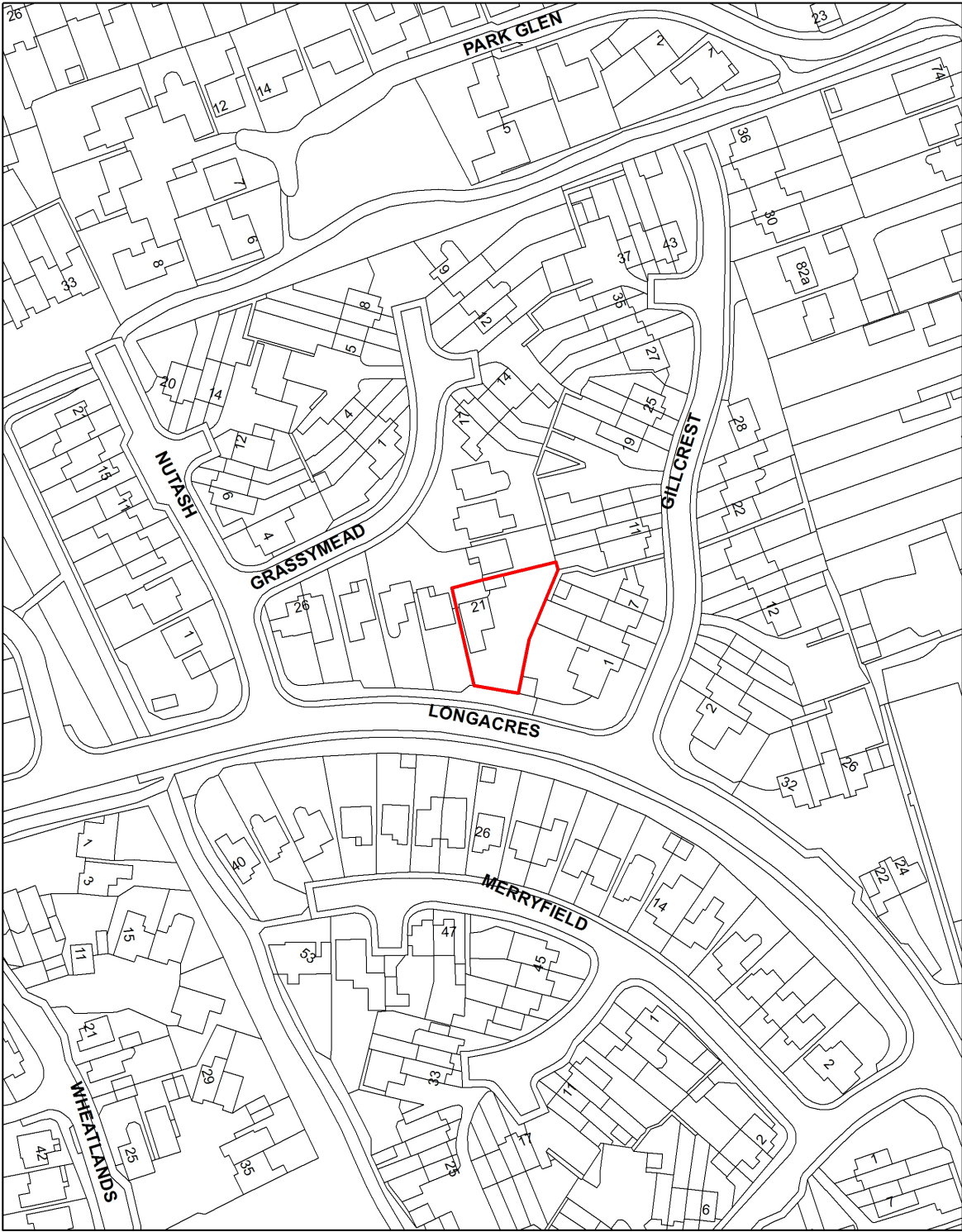
Overall, the proposed design of the extensions is considered to accord with the requirements of policies CS17 and DSP2 and is therefore considered to be appropriate.

Recommendation

PERMISSION: standard time limit, approved plans, materials to match, removal of permitted development rights for addition of windows to north elevation, glazing in windows at first floor level in north elevation to be obscure glazed, standard informative.

FAREHAM

BOROUGH COUNCIL



21 Grassymead
Scale 1: 1,250



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