

**P/14/1240/FP**

MR & MRS STEVE BAILEY

**HILL HEAD**

AGENT: MORGAN DESIGN  
STUDIO LTD

PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR  
EXTENSION

15 KNIGHTS BANK ROAD FAREHAM HAMPSHIRE PO14 3JY

***Report By***

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***Amendments***

Amended plans have been received which include the following changes:

- Additional vehicular entrance originally proposed removed
- Proposed Juliet balconies at first floor level to replace roof terrace originally proposed
- Front door retained in current position (rather than repositioned on side elevation as originally proposed)

***Site Description***

Knights Bank Road is a residential street located within the urban area. The road is characterised by detached, two-storey properties set within generously sized plots of land. The majority of the properties are set back from the front of the plot creating a staggered building line. In terms of architecture, the vernacular within Knights Bank Road is varied, although the majority of the properties are of a traditional design.

The application property is a detached, two-storey property with a hipped roof. There is a small, garden room to the rear and a single garage on the east elevation.

The land within the site slopes from the front (south east) down to the rear (north west).

***Description of Proposal***

The application is for a side extension at first floor level, above the existing garage and a single storey rear extension. The application also proposes the addition of a hipped roof to the existing garage and the blocking up of the existing windows on the west elevation (with the exception of the window serving the entrance). The roof to the garage would be approximately 300mm taller than the existing garage.

The extension at first floor level would be the same width as the existing garage and set back from the front of the dwelling by 3.6 metres and have a hipped roof.

The single storey rear extension would be a depth of 3.4 metres and would span the full width of the rear elevation with a flat roof. The application also proposes the addition of Juliet balconies to the first floor level windows in the rear elevation.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

## **Fareham Borough Local Plan Review**

DSP2 - Design

DSP4 - Impact on Living Conditions

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

### ***Representations***

Three objections have been received which raise the following concerns:

- The extension at first floor level would have a terracing effect which would be out of keeping with other properties in Knights Bank Road
- The new access would require the removal of a tree from the verge  
(Comment: the additional access is no longer proposed, meaning the tree can be retained.)
- The proposed roof terrace would be domineering and result in a loss of privacy to neighbouring properties  
(Comment: the roof terrace has been replaced with 3 Juliet balconies)
- The repositioning of the entrance to the side elevation would be downwind of the neighbouring garage and laundry room and subject to odour  
(Comment: the entrance is no longer proposed to be repositioned on the side elevation)
- The proposal would result in a loss of available sunlight to no. 17's living room
- The proposed first floor extension would have a detrimental impact on the outlook from the window serving one of no. 17's bedrooms.
- The proposed development would be over-development

### ***Consultations***

Director of Planning & Development (Highways):-

No objection subject to a condition requiring two parking spaces to be provided in addition to the garage.

### ***Planning Considerations - Key Issues***

Principle of development

The proposed alterations and extensions are to an established dwelling and are therefore acceptable in principle subject to the material considerations, as set out below.

Effect on neighbouring properties

The proposed side extension would be located above the existing garage, however it would be set back from the front of the garage by 3.6m. The neighbour at no. 17 has raised concerns regarding the impact that the extension would have on the outlook from the bedroom which has one window in the front elevation. The proposed extension above the garage would be slightly set back from no. 17's front elevation and therefore it would be partially visible from within the bedroom, but only at an oblique angle. The impact of the proposed extension on the existing outlook from no. 17's window would therefore be minimal.

The neighbour at no. 17 has also raised concerns regarding the impact that the proposed first floor extension would have on the amount of sunlight available to his living room. It is acknowledged that there are two windows in the side elevation that serve the living room, however they are both small, secondary windows and while the extension at first floor level

would be visible from both windows, it would not project beyond the existing rear elevation of the host property or as far out as the neighbouring windows and would, therefore, have a limited impact on the amount of available sunlight.

The neighbour at no. 17 also raised concerns about potential overlooking from the proposed roof terrace above the single story rear extension. The roof terrace that was originally proposed has since been replaced with Juliet balconies which would not have a harmful impact on no. 17's privacy.

It is also important to note that the proposal involves removing five habitable room windows from the side elevations of the existing dwelling so that all habitable rooms would instead take their outlook from either the street frontage or back garden. The proposal, therefore, represents an betterment in this respect.

The neighbour at no. 11, to the west of the site, has also raised concerns regarding the proposal which are summarised above, however it is considered that the amended plans address all of the concerns raised.

#### Effect on the character of the area

The proposed extension at first floor level and the hipped roof to the garage would both be visible from within the public realm, however the design is considered to be of a high quality which would enhance the appearance of the host property and be in keeping with the character of the area as required by policies CS17 of the Core Strategy and DSP2 of the emerging Development Sites and Policies Plan.

Concerns have been raised by neighbours regarding the impact that the proposed extension above the garage would have on the character of the area as it would result in a loss of the gap between the host property and no. 17 and lead to a 'terracing' effect. Whilst the detached form of the dwellings is a defining characteristic of Knights Bank Road, the size of the gaps are varied. Furthermore, the proposed extension would result in a decrease in the size of the gap between the host property and no. 17, rather than it's complete removal, and would not, therefore have a significant impact on the character of the area. The set-back of the extension from the front building line together with the separation between the dwelling and the front boundary with the road also reduces the impact on the street scene. The staggered position of no. 15 in relation to no. 17 will also help prevent the separate dwellings from appearing as if they are terraced. There are also examples of properties within the street which are separated by gaps of a similar width to that being proposed.

One of the objections received also raised concerns about the over-development of the plot, however the majority of the site would remain undeveloped, therefore the proposal is not considered to constitute over-development.

#### Parking and access

The proposed extension at first floor level would increase the number of bedrooms from three to four. While the site is large enough to incorporate three parking spaces to the front of the property, in addition to the garage, it is considered that the conversion of the entire front garden to on site parking would be out of keeping with the verdant character of Knights Bank Road and would have a adverse impact on the character of the area. It is therefore considered that the provision of two spaces within the front garden is in this instance, more

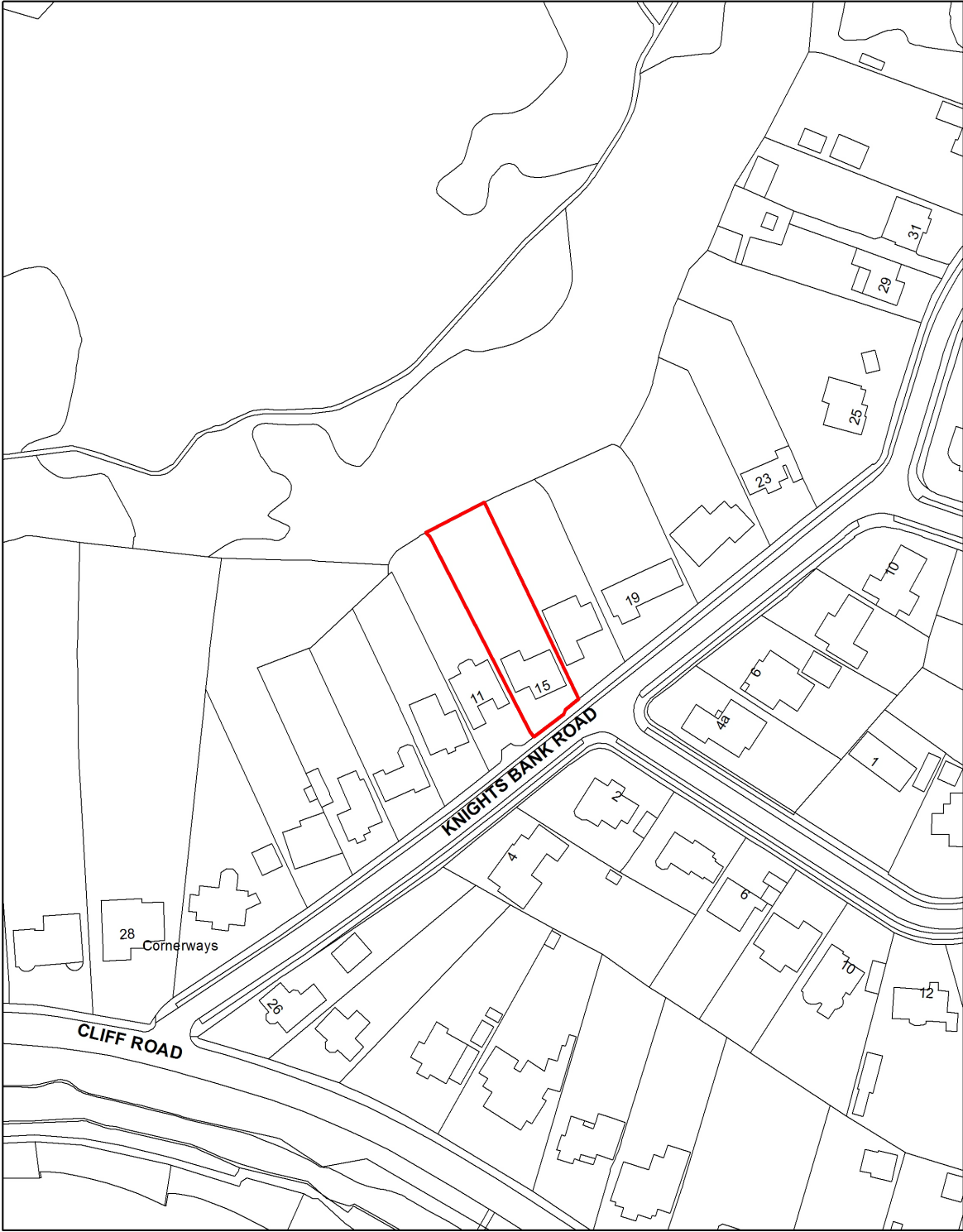
appropriate. The additional parking can be secured by condition.

***Recommendation***

PERMISSION: time limit, in accordance with plans, materials to match, parking.

# FAREHAM

BOROUGH COUNCIL



15 Knights Bank Road  
Scale 1: 1,250



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