

P/15/0201/FP

MR & MRS P ERRINGTON

HILL HEAD

AGENT: PMG BUILDING
DESIGN&CONSULTANC

LOFT CONVERSION (INCLUDING FRONT AND REAR DORMERS) AND PARTIAL
GARAGE CONVERSION

32A SOLENT ROAD FAREHAM HAMPSHIRE PO14 3LD

Report By

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Site Description

This application relates to a chalet bungalow located to the rear of 32 Solent Road. The property is accessed via a vehicular track between nos. 32 & 34 which also serves nos. 34a & 34b.

Description of Proposal

Permission is sought for various external changes to provide first floor living accommodation in the roof space. This would result in the dwelling having an additional bedroom making it a four-bedroom home.

Permission is also sought for the conversion of one half of the integral double garage to form a utility room however the garage is not subject of a planning condition so could be converted without the need for planning permission.

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

Relevant Planning History

The following planning history is relevant:

P/00/0968/FP

Erection of Detached Bungalow and Integral Garage

PERMISSION 09/05/2001

P/07/1636/OA

**ERECTION OF TWO DETACHED BUNGALOWS, GARAGING AND
NEW ACCESS (OUTLINE APPLICATION)**

REFUSE 28/01/2008

P/09/0277/RM

**ERECTION OF TWO DETACHED BUNGALOWS WITH GARAGES
(RESERVED MATTERS APPLICATION TO OUTLINE CONSENT
P/07/1636/OA)**

APPROVE 19/05/2009

Representations

In response to the initial publication of this application seven letters were received in objection.

All of the residents who responded are concerned about overlooking from first floor level windows and the loss of privacy as a result. Most are also concerned that the development might set a precedent for loft conversions in other adjacent and nearby bungalows.

Two residents also refer to the design of the proposed rear dormer being over-bearing and changing the unobtrusive nature of the current roof and character of the area.

Following the receipt of revised drawings on 2nd April those residents who commented on the original application were contacted again and invited to comment further. At the time of writing one response has been received from the occupants of 30 Solent Road stating that they would prefer the front dormer windows to be obscure glazed but that allowing them to be openable would be acceptable. They further added that the trees in their garden may be damaged by wind or weather or even die at some point in the future thereby exposing their garden to overlooking.

Planning Considerations - Key Issues

i) Planning history

Planning permission was granted for the dwelling at 32a Solent Road in the year 2001 (reference P/00/0968/FP). A planning condition (7) was imposed to ensure the existing dormer window in the west (front) roof plane was obscure glazed and fixed shut up to a certain height. Another condition restricted further openings in the north, south or west roof planes of the house (condition 8). Condition 9 requires the parking and turning spaces in the frontage of the dwelling be retained.

The adjacent dwellings to the north of the application site 32B & 34B Solent Road were constructed after planning permission was granted in 1989 (FBC. 2430/2). More recently two new dwellings have been constructed to the south of the application site at 26A & 26B Solent Road (P/07/1636/OA - allowed on appeal & P/09/0277/RM).

ii) Proposed introduction of first floor openings and the effect on living conditions of neighbours

Various external changes are proposed to the dwelling in order to facilitate a loft conversion which would provide the dwelling with a new master bedroom, en suite bathroom and walk through wardrobe at first floor level. Revised drawings were received on 2nd April to propose that certain openings be obscure glazed and fixed shut.

In the north facing roof plane two roof lights are proposed. These are indicated on the revised drawings to be obscure glazed and fixed shut. Provided this was the case up to a height of 1.7m above internal finished floor level there should be no overlooking of neighbouring properties possible. A planning condition could be used to this effect.

In the east (rear) roof plane a dormer window and roof light would be inserted. The revised drawings show these openings would again be obscure glazed and fixed shut. This is considered acceptable in that it would ensure no overlooking of neighbouring properties to the east would be possible from these openings. The distance from the windows to the rear site boundary would be no less than 13.5 metres however whilst this would be in excess of

11 metres (the minimum distance ordinarily sought to protect neighbours' privacy), the open character of the rear gardens both at the application site and to the rear in Osborne View Road means that a greater distance ought to be required to preserve the privacy currently enjoyed by residents in those adjacent properties.

In the south roof plane two high level roof lights would be inserted to serve a ground floor 'breakfast area'. These roof lights would not serve first floor rooms and would not provide any overlooking of neighbours.

In the west (front) roof plane an existing pitched roof dormer would be extended to form an enlarged flat roof dormer window. Notwithstanding condition 8 of the original permission, it is considered that there would be no harmful effect on the privacy of neighbours if the windows in this dormer were to be clear glazed and opening. The submitted drawings show the windows to be approximately 16.9 metres from the boundary with the rear garden of 30 Solent Road. This is in excess of the 11 metres minimum ordinarily sought in such circumstances. Even allowing for the more spacious character of the area, in comparison to more urbanised parts of the borough, the separation distance proposed would, in the opinion of Officers, be acceptable. The rear garden of no. 30 has a summerhouse/outbuilding and seating area at its eastern end close to the party boundary with the application site. However the bottom half of the garden is heavily screened by an abundant mixture of evergreen and deciduous trees and plants which prevent views into most of the garden. The rear of the dwelling at no. 30 is believed to be some 45 metres from the proposed dormer.

In summary, Officers have examined the proposals in detail and considered the effects on neighbours living adjacent to the site. The majority of the new openings proposed are high level windows or obscure glazed and fixed shut and there would be no overlooking of adjacent properties created. In the case of windows within the front dormer the distance to and planting within the garden of no. 30 would ensure there would be no unacceptable overlooking of that property.

iii) Design of dormers

The dwelling is not easily visible from Solent Road, nevertheless the dormer windows would not be excessive in their size or position on the front and rear roof slopes so that they might be considered unsightly in their appearance. The proposal is considered therefore to be acceptable with regards to Policy CS17 of the adopted Fareham Borough Core Strategy which promotes high quality design.

iv) Garage conversion and parking provision

The proposed garage conversion would create a utility room and additional corridor circulation space in the dwelling. A single undersized garage space would remain. This particular aspect of the proposal does not actually require planning permission, nevertheless there would be no unacceptable implications.

The proposed loft conversion would create an additional bedroom making this dwelling a four-bed home. The Council's adopted Residential Car & Cycle Parking Standards SPD suggests that four bed dwellings should be served by three parking spaces. On the site there are two standard sized surface car parking spaces in front of the dwelling and a turning area within the frontage also which are subject of condition 9 of the original planning permission requiring their retention. However, even if the turning area were to be used in

practice as a third parking space there would still be sufficient space within the shared driveway to turn a vehicle and exit on to Solent Road in a forward gear. Officers conclude it is not considered necessary in this instance to insist that a third parking space be provided within the frontage of the dwelling.

Recommendation

PERMISSION (SUBJECT TO THE FOLLOWING CONDITIONS):

1. The development shall begin 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 approved documents.

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

3. The following openings shall be glazed with obscure glass and be 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:

a) the roof lights to be inserted in the northern side roof plane;

b) the dormer windows and roof roof light to be inserted in the eastern rear roof plane.

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

Background Papers

P/15/0201/FP

FAREHAM

BOROUGH COUNCIL



32A SOLENT ROAD
SCALE: 1:1,250

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