

P/15/0483/FP

FAREHAM NORTH

MR D HEPPLÉ

AGENT: MR ALEX BROWN

TWO STOREY FRONT AND REAR EXTENSIONS AND NEW FIRST FLOOR WINDOW IN EXISTING SOUTHERN ELEVATION

39 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7UY

Report By

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Site Description

The application site is a detached dwelling located on the western side of Funtley Hill, Fareham. It is within the defined urban settlement boundary of Funtley.

To the front of the house is a hard surfaced driveway. There is a conservatory and decked area to the immediate rear of the house. At the end of the garden, which is approximately 22 metres long, lies a log cabin/outbuilding with a raised decked area.

Description of Proposal

Planning permission is sought for two storey front and rear extensions.

The front extension would extend the width of the existing ground floor front projection to the house and add a first floor coming out the same depth from the front of the house (2.0 metres). The resultant extension would span the width of the dwelling with a gable end facing the street. The extension would have a new roof ridge slightly higher than the existing (by around 0.5 metres) which it would run back to join.

To the front of the house a driveway approximately 5.5 x 9.5 metres would remain providing sufficient space for three cars to park.

To the rear, the proposed two storey extension would replace the existing conservatory extending approximately 1.4 metres further to the rear and bringing it in line with the existing two storey section. The ground floor section would be set in from the party boundary with no. 41 by 0.3 metres and the first floor part would be set in from the boundary a further 1.2 metres (1.5 metres in total).

Permission is also sought for the insertion of a first floor window into the existing southern elevation of the dwelling. This is a revision to the original submitted application which had proposed a window in the northern elevation.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS17 - High Quality Design

Approved SPG/SPD

DSP3 - Impact on living conditions

Development Sites and Policies

DSP3 - Impact on living conditions

Representations

Five letters have been received objecting to the application and raising the following planning issues:

- Loss of light to and outlook from no. 41
- Loss of privacy to no. 41
- Extensions will be out of character with area
- Disruption during construction
- Parking problems, highway safety issues and noise from childminding business
- Inadequate parking provision on frontage
- Vehicles on driveway will overhang the footpath
- Does the log cabin and raised decking require planning permission?

Consultations

Director of Community (Contaminated Land Officer) -

This property is very old, it is adjacent to the former Funtley brickworks, old clay pits are shown on old maps approx. 30m from the house and approx. 10m from the fence line.

It is unlikely that the original property has any gas protection measures. When considering whether to put gas protection measures into extensions guidance looks at whether the property is being extended closer to the potential source of ground gas or if the size of the property is increasing by more than a third.

A rear extension would take the property closer to the former brickworks site, installing basic gas protection in the form of ventilated sub floor void and a 2000 gauge DPM and DPC which is lapped and sealed, crosses any cavities and has all service entry points sealed would not be an excessive cost but would mitigate risks from the low potential for ground gases.

Planning Considerations - Key Issues

a) The family circumstances of the applicant

The applicant has agreed to share details of their family circumstances in order to help explain the proposed extensions.

Mr Hepple and his partner Mrs Campbell live at 39 Funtley Hill with their six children, three of whom are fostered. The property currently has four bedrooms at first floor level and a further bedroom on the ground floor. The proposed extensions will increase the number of bedrooms upstairs to six (seven overall) as well as providing additional bathroom facilities. The ground floor of the house would be extended and remodeled to provide an open plan living space. The need for this accommodation is as a direct result of the applicant's large family.

b) Childminding use of property

The letters received from neighbours in relation to this application have all raised issues regarding a childminding business operating from the property.

Mrs Campbell is a childminder working from home. Officers have discussed the childminding business with Mrs Campbell and the applicant. After taking advice from the Council's legal team, Officers have advised Mrs Campbell that the scale and nature of the childminding use amounts to a material change of use of the property away from a single dwelling to a mixed use. The applicant and Mrs Campbell have indicated to Officers that it would not be possible to continue the childminding use during construction of the extensions, were they to be permitted. Mrs Campbell does not intend to resume childminding after that period.

The letters received from neighbours have raised concerns over the associated parking problems, highway safety issues and noise and disturbance from the large number of children often at the property as a result of the childminding use. If Mrs Campbell ceases the childminding use these issues will have been addressed. If however the use was to continue, for example if the extensions were not built, or if it was resumed following the completion of the extension works then the Council would consider taking formal enforcement action accordingly.

The application before the committee is for extensions and alterations to a dwelling and it is on that basis that the advice contained in this report is given.

c) Design and appearance

The front extension to the property will significantly alter the appearance of the house. The house is of mid to late 20th century construction whilst the properties on either side and elsewhere along the road are of earlier Victorian styling. To help the new front elevation blend in and complement the streetscene it has been designed purposefully with a steeper pitched roof to match those dwellings either side. The brickwork and architectural detail on the front elevation has also been proposed so as to improve the overall appearance of the house and its contribution to the character of the surrounding area.

In design terms therefore Officers consider the proposal accords with the aims of Core Strategy Policy CS17.

d) Parking and highway safety

The Council's Residential Car & Cycle Parking Standards SPD recommends that properties with four bedrooms or more provide three on site parking spaces to meet the needs of the household.

Between the front extension and the back edge of the footpath 5.5 metres would remain which would be sufficient to allow three cars to park whilst still maintaining enough space to access the front door of the property. An existing shed on the driveway would need to be removed to make space.

e) Effect of rear extension on light to and outlook from 41 Funtley Hill

The Council's Extension Design Guide (EDG) provides useful advice on the impact of extensions on adjacent properties. It says that "in the case of first or two storey side or rear extensions the minimum distance required between a side window serving a habitable room

and a proposed development will normally be six metres. Only in exceptional circumstances depending upon the presence of intervening screening, the size and height of the extension and the nature of the window (main or secondary), character, levels and orientation, will smaller distances to a minimum of four metres be acceptable".

There are two windows in the southern side of the house at 41 Funtley Hill each of which is the only window to a habitable room (a ground floor dining room and a first floor bedroom, one above the other) and both of which would face onto the flank wall of the proposed rear extension.

The dining room window currently faces out onto the boundary fence (approximately 2.3 metres away) and the side of the existing conservatory (approximately 2.6 metres away). Beyond that the two storey rear section of the existing house is approximately 7.3 metres away. In that flank wall are two first floor windows facing back towards the neighbouring house.

The proposed extension would replace the conservatory with a single storey flat roof section 2.6 metres from the dining room window and a first floor side flank set back a further 1.2 metres (3.8 metres from both of the windows in the side of no. 41). There would be no side facing windows.

The case officer has visited the neighbouring property to observe the existing situation from both the dining room and upstairs bedroom of no. 41. The dining room window is already affected by the existing house including the two storey rear section, conservatory and boundary fence. There is also an existing side facing first floor window which currently provides direct overlooking into both the bedroom and dining room. This overlooking would be removed if the extension was built. The proposed extension itself would have a relatively low roof ridge height and a hipped roof end. However, it would also be in close proximity to the party boundary and to the south of the windows in the facing elevation of no. 41. The judgement therefore over whether the effect on the living conditions of the neighbours is acceptable or not is a marginal one and requires the balancing of the benefit to the privacy of both parties against the adverse effect on light and outlook to no. 41 of which it is acknowledged there would be some.

Officers have carefully assessed the proposal giving particular attention to the existing situation, the bulk and design of the proposed extension and the overall effect on the living conditions of no. 41. Careful regard has also been given to the advice given in the EDG. Notwithstanding the suggestion in the guide that extensions less than 4 metres from such windows would not be acceptable, on balance it is considered that the light to and outlook from the dining room would not be unacceptably reduced such that planning permission should be refused.

Two more openings in the rear most part of no. 41 are not considered to be adversely affected. One, a ground floor kitchen door, is a secondary opening to a room which has its main source of light and outlook from the rear. The other, a first floor bathroom window, is not considered to be a 'habitable' room for planning purposes.

e) Proposed first floor window in southern elevation

A first floor window is proposed to be inserted into the southern elevation of the existing house. The window would look down onto the passageway providing access along the side of the application property and onto the flank wall of the adjacent property 37 Funtley Hill.

The flank wall of no. 37 is directly on the party boundary and contains only one very small window/vent which faces out onto the passageway of no. 39. There would be no harm to the privacy of the occupants of no. 37 through the installation of the new window at no. 39.

The window would be short distance from the blank flank wall of no. 37. It is acknowledged that this would not be an ideal arrangement in terms of providing a good quality living space with a decent outlook from that bedroom. However, bearing in mind the family's need for additional accommodation and also that future occupants may not have the same need so this room may in time be incorporated into one of the other bedrooms with a more satisfactory source of light and outlook, Officers are minded to recommend that this particular element of the proposal is acceptable.

f) Other matters

Officers have investigated the log cabin and raised decking at the bottom of the rear garden at the application site. The applicant has been advised that both the cabin and decking require planning permission and an application has been submitted in respect of the log cabin. Officers have sought clarification over the applicant's intention with regards the raised decking.

Conclusion

The application for planning permission for two storey front and rear extensions and the insertion of a new first floor window to the southern side of the existing house is considered acceptable.

Officers consider the effect on the living conditions of neighbours would not be such that planning permission ought to be refused. The design and appearance of the extensions is considered to be of a sufficiently high quality. The parking layout on the frontage of the property would provide sufficient car parking space to meet the likely needs of the household.

Other issues raised by local residents in response to the public consultation phase but in relation to matters other than the proposed extensions have been addressed and Officers are working with the applicant to satisfactorily resolve any adverse effects.

The proposal is considered to accord with those relevant policies of the adopted Core Strategy and Local Plan Part 2.

Recommendation

PERMISSION:

1. The development shall begin before the expiry of 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) Plan 1 of 2 - Existing elevations, plans and site location plans
- b) Plan 2 of 2 - Proposed elevations and plans - revision B
- c) Proposed gas protection measures in email from Alex Brown on 9th July 2015

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

3. The extensions hereby permitted shall not be occupied until the parking spaces shown on the approved site block plan have been laid out and made available for use. The parking spaces shall thereafter be retained and kept available at all times for parking purposes.

REASON: To provide appropriate parking space for the residential use of the property.

4. The external facing brickwork and above window brickwork detail used in the construction of the front extension hereby permitted shall match as close as possible the adjacent dwellings 37 and 41 Funtley Hill.

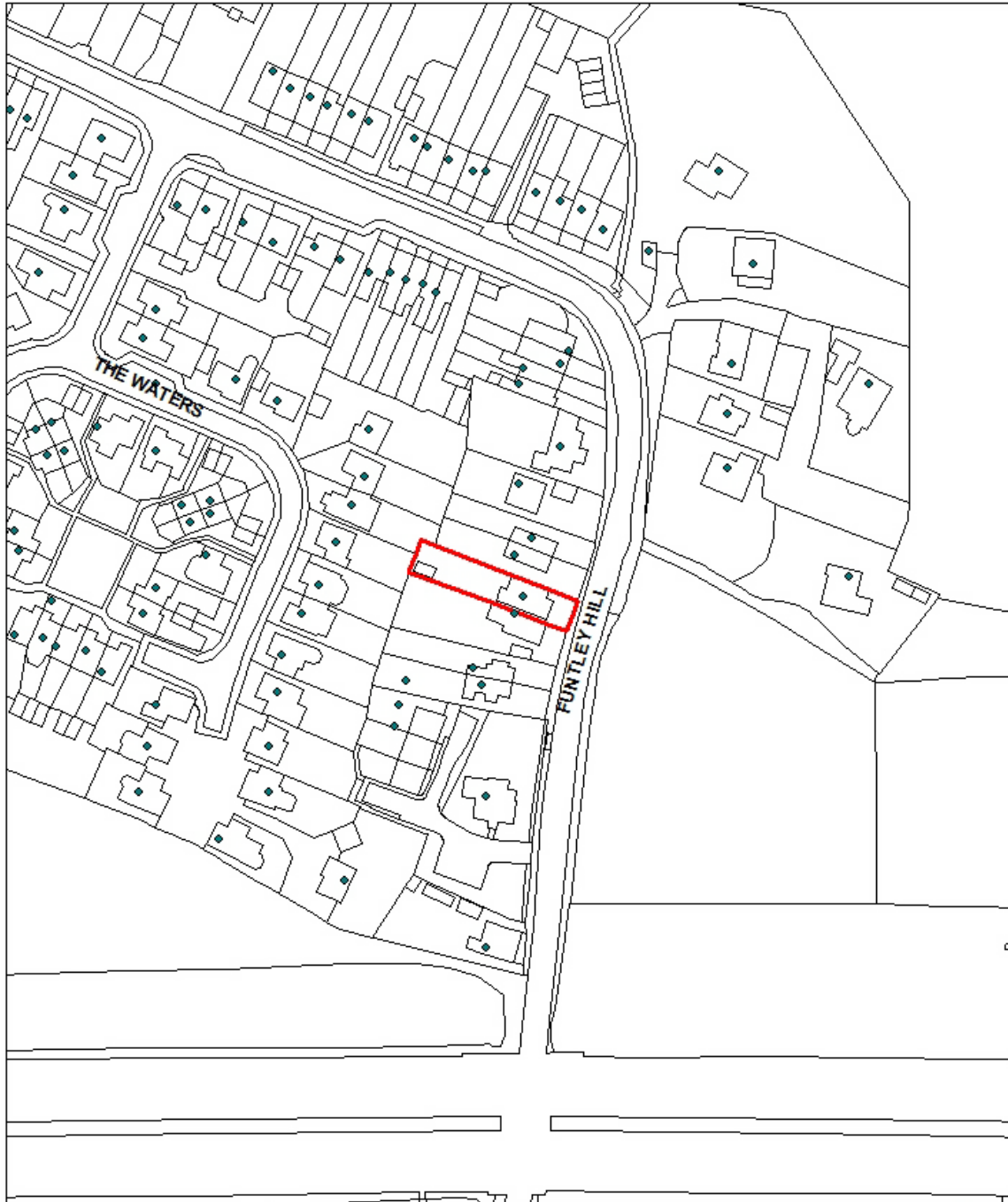
REASON: To ensure a high quality design and appearance to the development which responds positively to the existing character of the street.

5. The development shall be carried out in accordance with the approved gas protection measures provided in the email from Alex Brown on 9th July 2015 unless otherwise agreed in writing with the local planning authority.

REASON: To ensure appropriate remedial measures are taken to address the effects of potential land contamination.

FAREHAM

BOROUGH COUNCIL



39 FUNTLEY HILL
SCALE: 1:1,250

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