

P/15/0561/FP

MR & MRS JON & LAURA
STANNERS

LOCKS HEATH

AGENT: DAVID NEWELL
CONSULTANCY LTD

PROPOSED TWO STOREY SIDE EXTENSION, FIRST FLOOR REAR EXTENSION AND ELEVATIONAL IMPROVEMENTS INCLUDING NEW PORCH AND CANOPY TO THE FRONT AND ALTERATIONS TO THE FIRST FLOOR FRONT WINDOW TO FORM A GABLE FEATURE

12 RALEY ROAD LOCKS HEATH FAREHAM SO31 6PD

Report By

Arleta Miszewska - Direct dial 01329 824666

Introduction

This application has been called onto the Planning Committee by Councillor Keith Evans. It has been requested that the planning committee give consideration in particular to the impact of the extensions on the living conditions of the occupiers of the neighbouring property at 14 Raley Road.

Site Description

The application site consists of a two storey detached dwelling built in the early 1960s located on the eastern side of Raley Road.

The property is set back from the road frontage by approximately 10 metres, with a hard surfaced frontage. The property has a single storey extension to the rear and a rear garden approximately 20 metres deep. The dwelling currently has three bedrooms and a bathroom on the first floor and living areas and a kitchen on the ground floor. In addition, the dwelling benefits from a side attached single garage located on the northern side of the property.

Description of Proposal

Planning permission is sought for a two storey side extension, a first floor rear extension above the existing single storey rear extension, new porch and canopy to the front and alterations to the first floor front window to form a gable feature.

The two storey side extension would replace the existing side attached garage and would have a single storey eaves height front and rear, with two dormer windows inserted within the front and rear roof slopes. The roof would be sloped front to back, with a ridge height slightly lower than the existing property. The extension would accommodate a kitchen, utility room and a garage on the ground floor and two bedrooms and a bathroom on the first floor. The extension would have a clear glass window and door at the ground floor level serving the proposed utility room and an obscure glass window at the first floor level, serving the proposed bathroom.

The proposed first floor rear extension would be located above the existing single storey rear extension and would project from the original wall by 3.9 metres. It would have a double hipped dual pitched roof. It would accommodate two bedrooms, increasing the number of bedrooms within this dwelling from three to five. The extension would have two windows within its rear elevation facing down the garden. There would be no windows within the side elevations.

A front canopy and revised porch detail is proposed above the ground floor fenestration and a gable roof feature is proposed above one of the first floor front bedroom windows.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

Representations

Two letters of objection has been received raising the following concerns:

- loss of light,
- loss of privacy: utility room window and door will overlook fence line into our conservatory, bathroom window will overlook our conservatory,
- loss of privacy in bedroom at 15 Raley Road,
- loss of view of trees and loss of gap between buildings,
- noise associated with the use of bathroom and white goods in utility room,
- overbearing impact,
- not sympathetic to Raley Road,
- increase of footprint,
- will create oversized property,
- no site notice on Raley Road,
- insufficient parking provision,
- plans do not address drainage problems,
- first floor window within side elevation will be too close to our property,
- smells and emissions from extraction and venting systems.

Planning Considerations - Key Issues

DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE LOCAL AREA:

Raley Road is a residential street characterised by mainly detached and semi-detached properties, however, blocks of flats are also present. Most of the properties are situated within large plots and benefit from varying sizes and architectural styles. For example, there are single storey bungalows with front dormer windows as well as large two storey family houses.

The proposed first floor extension above the existing garage would be visible from public vantage points. It would have a single storey eaves height and its roof ridge would be lower than the ridge of the main house. Dormer windows with pitched roofs would be inserted within the front and rear roof slopes. A new bay window would be constructed on the ground floor with a tiled canopy over spreading over the full width of the house and garage. A gable pitch roof feature would also be added to the main roof, over the window serving existing bedroom situated within the front of the house, in line with the new bay window at the ground floor. A further pitch would be added over the existing porch.

The side extension due to its size, as described above, would be subordinate to the main house and the proposed front dormer window would also be in keeping with the newly

designed front facade of the house.

Officers consider the proposed extensions are sympathetically designed and would respect the character of the street scene.

IMPACT ON LIVING CONDITIONS OF ADJACENT NEIGHBOURS:

Two storey side extension:

The extension would be located approximately 2 metres away from the adjacent dwelling to the north at 14 Raley Road. This property has a south facing clear glazed window located at first floor level within the side wall, which would face onto the proposed extension. The application dwelling currently has a clear glazed window looking directly into this neighbouring window.

Concerns have been raised by the adjacent neighbour at 14 Raley Road relating to loss of light to and outlook from this south facing window which serves a bedroom. Officers have visited the neighbour and viewed the proposal from within the bedroom. During the visit it was evident that this bedroom does benefit from another two windows; one large principal window to the rear overlooking the rear garden and a large roof light within the front roof slope. The south facing side window currently has restricted outlook as it directly faces the side wall of the application property. Although the proposed extension would reduce the outlook from and sunlight to this window, the fact there are two other windows serving this room is a material fact to be taken into account when assessing the proposal. Having considered all the matters carefully officers have concluded that the proposal will not materially harm the living conditions of this bedroom.

As to the impact on the living conditions within the ground floor living space of 14 Raley Road, the side extension would extend approximately 2.5 metres beyond the neighbours property. The first floor rear extension would be sited approximately 6 metres from the northern boundary. In light of these distances officers do not consider the proposal would materially harm the living conditions of the occupiers of the neighbouring property.

Furthermore, levels rise gradually south to north up Raley Road; officers have no reason to believe that the privacy of this neighbouring property would be compromised by the proposed ground floor side window and door.

Concerns have been raised by the neighbour at 15 Raley Road relating to loss of privacy from the front dormer window. This dwelling is located on the opposite side of the Raley Road and the proposed dormer window would be located some 30 metres away from this property. In light of this officers are of the opinion that the separation distance would mitigate any overlooking and this matter cannot justify planning refusal.

First floor rear extension

Although this extension would be located at the boundary with the property at no. 10 Raley Road, this neighbouring property has a garage located immediately at the boundary. In addition, there is a first floor obscure glazed window within the side wall of this house, which would be located approximately 4 metres away from the proposed extension. Therefore, the proposed rear extension would have limited impact on this property, in terms of loss of light, outlook and privacy. Furthermore, no objection has been received from these neighbours.

Finally, the first floor level windows inserted within the rear wall of the extension would be located 20 metres away from the rear boundary and therefore do not raise concerns over privacy.

CAR PARKING PROVISION:

The proposal would increase the number of bedrooms from three to five and therefore three on-site car parking spaces would be required. A site layout plan showing this provision within the frontage of the house has been submitted and thus the proposal is considered acceptable in terms of highways and car parking provision.

Recommendation

PERMISSION: subject to conditions:

1. The development shall begin before 19th August 2018.

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) Proposed floor plans, elevations, roof plan and site plan, dwg. no. DNC/474/01.

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

3. The first floor north facing bathroom window 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 and shall thereafter be retained in that condition at all times.

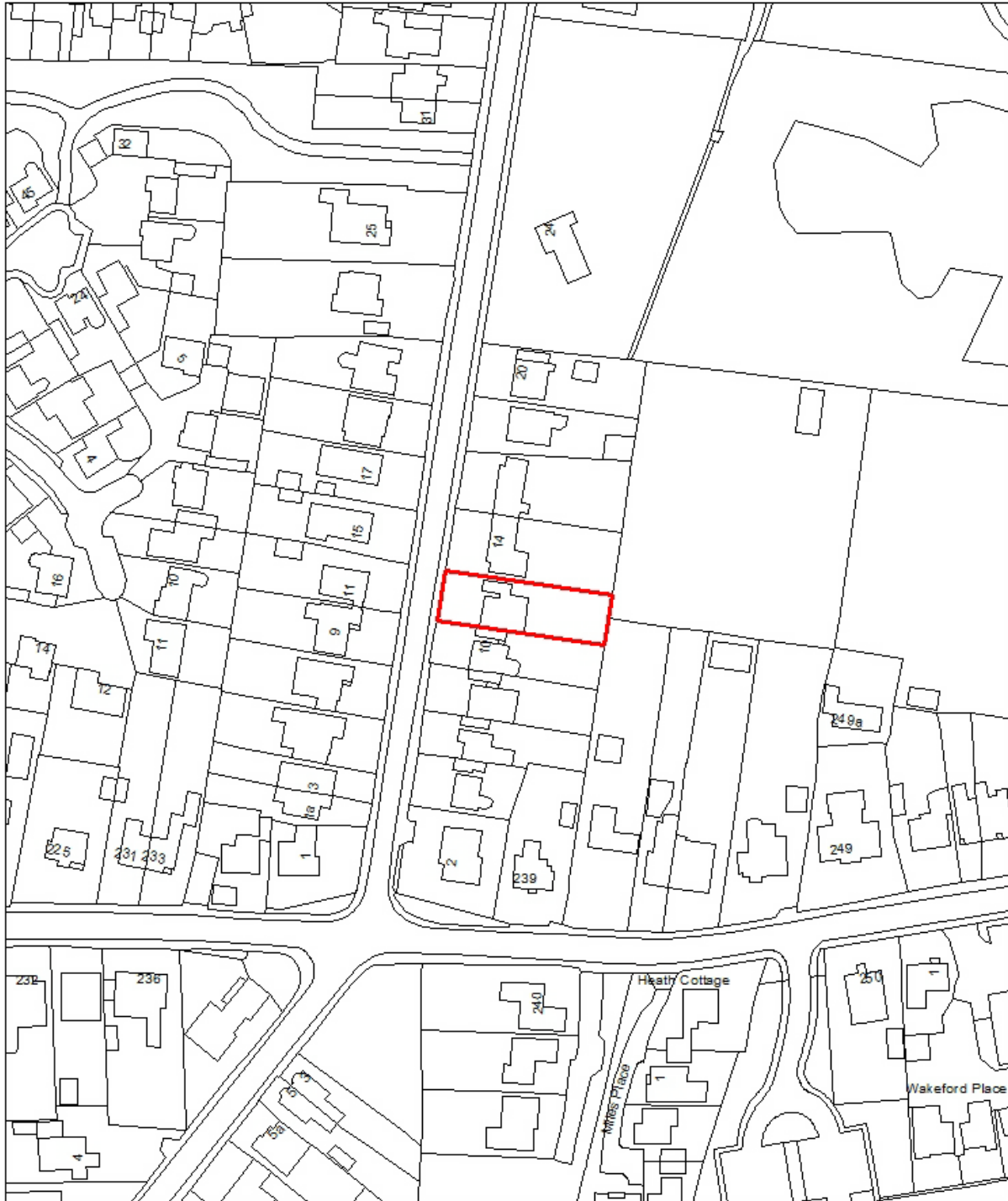
REASON: To prevent overlooking of the adjacent property.

4. The extensions hereby approved shall not be brought into use until the three parking spaces as shown on the approved plan have been constructed and made available for the parking of cars. The parking spaces shall subsequently be kept available for the parking of cars at all times.

REASON: In the interest of highway safety.

FAREHAM

BOROUGH COUNCIL



12 Raley Road
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2015

