

**P/15/0671/FP**

**LOCKS HEATH**

MR & MRS COTTAM

AGENT: OAKCRAFT

ERECTION OF A TWO STOREY REAR EXTENSION

49 HOME RULE ROAD LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6LH

***Report By***

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***Introduction***

This application has been called on to the agenda by Councillor Mrs Bayford to enable further discussion of the impact on the neighbouring property (No.47).

***Site Description***

This application relates to a detached two storey dwelling to the south of Home Rule Road within the urban area. The dwelling lies on a 45 degree bend in the road so that the rear garden is bounded to the north and east.

***Description of Proposal***

Planning permission is sought for the erection of a two storey rear extension. The ground floor element would measure 6.7 metres in depth and the first floor element would measure 4.25 metres in depth.

Planning permission was recently granted for the erection of a detached garage and replacement porch to the front of the property (P/15/0118/FP). A two storey rear extension was also included with this previous application however Officers raised concerns at the time that a two storey extension which measured 6.7 in depth would have a detrimental impact on the amenities of the neighbouring property to the west (47 Home Rule Road) and would not be a sympathetic addition to the dwelling. The extension was subsequently withdrawn from the application for further amendments to be made and leading to the current resubmission now before Members.

***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

***Relevant Planning History***

The following planning history is relevant:

**P/15/0118/FP**

**REPLACEMENT PORCH AND EXTENSION TO EXISTING GARAGE**

APPROVE

15/04/2015

***Representations***

One letter has been received from the neighbour living in the adjacent property (47 Home Rule Road) objecting on the following grounds;

- the first floor of the extension would be overbearing and would reduce light to bedrooms and kitchen
- the style of the extension is not in keeping with other properties in the area

One further letter has been received in support of the application.

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

#### **Impact on Living Conditions of Neighbouring Property**

The rear elevation of the application property faces north overlooking the private amenity space belonging to the dwelling. The neighbouring property to the west (47 Home Rule Road) is rotated at a 180 degree angle to the application property and the front elevation faces north overlooking the front garden and driveway with the rear elevation facing south over the private amenity space. The proposed rear extension would therefore be visible from the front facing windows of the objectors property.

The nearest ground floor window within the neighbouring property at no. 47 is a utility room window which is not classed as a habitable room. The kitchen window is centrally positioned on the front of the dwelling a significant distance from the proposed extension. In front of the utility room window is a gap of approx. 2.5m between the dwelling and the objector's detached garage which extends out to a depth of 8.5 metres from the front of the dwelling and is sited on the boundary with the application site. The ground floor element of the proposed extension is therefore considered acceptable at 6.7m in depth as it would sit alongside this garage.

The nearest first floor window of the neighbouring property serves a bedroom and the centre of this window is 3m from the boundary. The depth of the first floor element of the extension has been reduced from 6.7m to 4.25m since the first application was submitted. A plan has been submitted to demonstrate that the first floor element of the proposed extension would not breach a line drawn at a 45 degree angle from the centre of the neighbour's bedroom window. The dimensions shown on this plan have been checked on site by officers and as a result an amendment was sought to reduce the depth of the first floor from 4.6m, as initially shown, to 4.25m. It is therefore not considered that the proposal would have a detrimental impact on the neighbouring property in terms of loss of light and outlook.

#### **Impact on Appearance of Area**

The application site is enclosed by high hedging and trees along the north and east boundaries abutting Home Rule Road. It is therefore not considered that the proposed extension would be overly prominent within the streetscene. The extension has an alternative design to the existing property consisting of an oak frame with timber weatherboarding however it is considered this would be complimentary to the existing dwelling and that the reduction in the size of the extension since the previous application means that the existing dwelling would no longer be dominated by the extension. The rear elevation of the extension has been broken up by the introduction of a tiled pitch roof over the ground floor element which would now extend further than the first floor. The use of tiles to match the existing dwelling would tie the two elements together. It is not considered that the proposal would have a detrimental impact on the appearance of the dwelling or the character of the area.

The proposal accords with Policy CS17 of the adopted Fareham Borough Core Strategy

and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and is considered acceptable.

***Recommendation***

PERMISSION: subject to conditions;

1. The development shall be carried out in accordance with the following approved documents:

- i) Location Plan & Site Plan - Ref 14754JP Rev H
  - ii) Existing Floor Plans & Elevations - drwg No. PL002
  - iii) Proposed Floor Plans - drwg No 3 Rev H (17/08/15)
  - iv) Proposed Elevations - drwg No. PL 004 Rev H (17/08/15)
- REASON: To avoid any doubt over what has been permitted.

2. The roof tiles to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing dwelling unless otherwise agreed in writing with the local planning authority

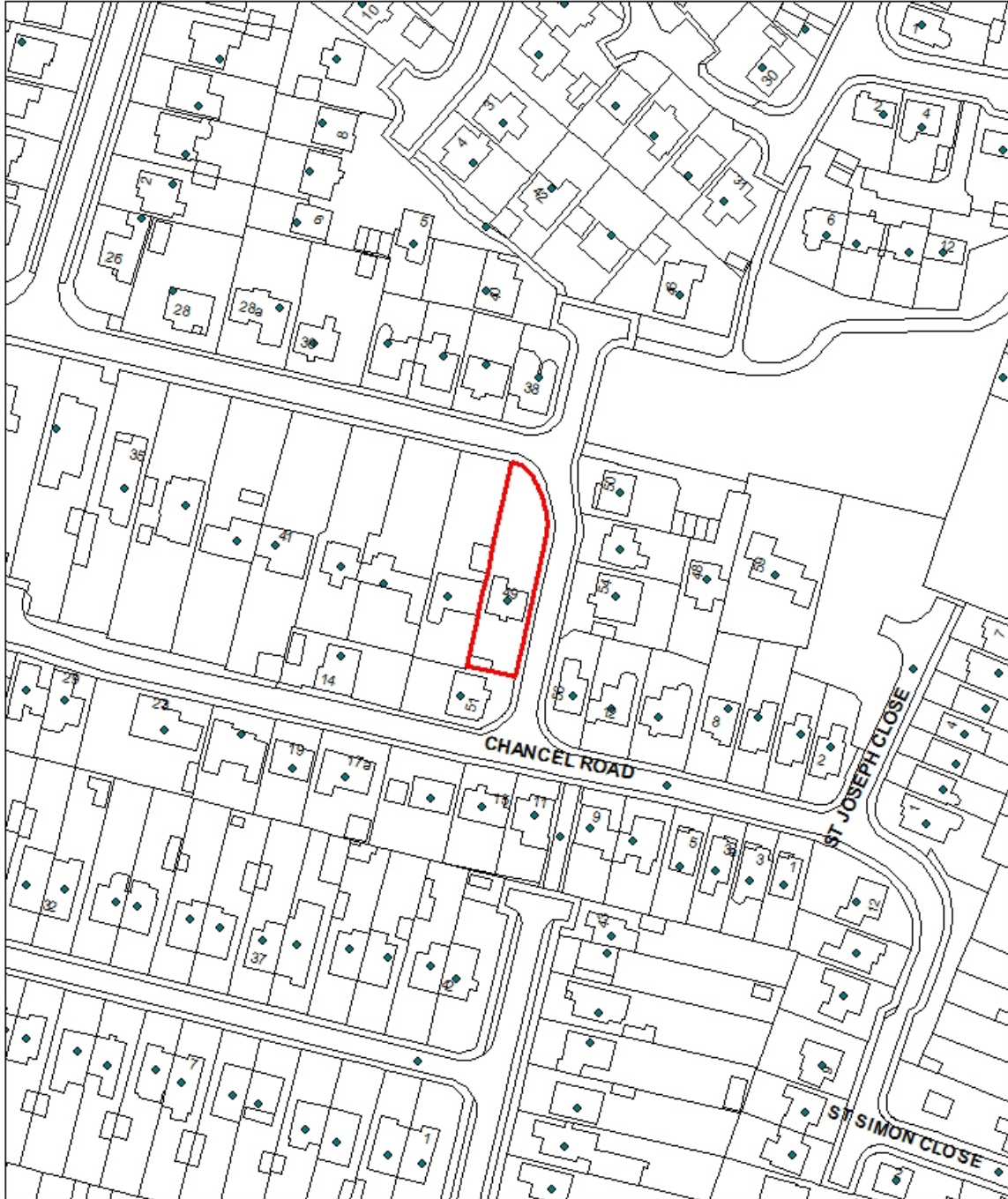
REASON: To secure the satisfactory appearance of the development; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

***Background Papers***

P/15/0671/FP; P/15/0118/FP

# FAREHAM

## BOROUGH COUNCIL



49 HOME RULE ROAD  
SCALE: 1:1,250

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