

P/13/0038/FP

FAREHAM WEST

MR MARTIN DUFTON

AGENT: MR MARTIN DUFTON

ERECTION OF TWO STOREY SIDE EXTENSION AND PROVISION OF PITCHED ROOF OVER EXISTING REAR FLAT ROOF

52 BLACKBROOK PARK AVENUE FAREHAM PO15 5JL

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this two storey detached dwelling which is located within the urban area.

A single width driveway runs along the eastern side of the house leading to a detached single garage at the rear. The level of the driveway falls away from the roadside towards the garage as does the site as a whole and adjacent land.

Description of Proposal

Permission is sought for the erection of a two storey side extension to the dwelling. The extension would be built on the eastern side of the dwelling on part of the existing driveway. It would feature a fully hipped roof with a cat slide slope to the rear elevation.

Also proposed is a the provision of a pitched roof over an existing flat roof section of the dwelling at the rear of the house.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Representations

Three letters have been received objecting to the application on the following grounds:

- Such a large frontage will not enhance the look of the unique character of the avenue
- Building would be out of proportion
- Revised parking arrangements harmful to highway safety
- Loss of light to neighbouring property no. 50
- Scale and massing obtrusive and overbearing
- Overshadowing/dominant effect on neighbouring property
- Harmful to / out of place with character of the area
- Increase in surface area at front of property

One letter has been received in support of the application with the following comments:

- Improvement to the area

- Extension will be visually pleasing
- Proposed parking arrangements welcomed

Consultations

Director of Planning & Environment (Highways) - Three parking spaces must be provided at the front of the house. Subject to adequate details and conditions [relating to parking spaces], no highway objection would be raised.

Planning Considerations - Key Issues

This application proposes extensions and alterations to this dwelling with two distinct elements:

- a) The addition of a pitched roof to an existing flat roof area at the rear of the house, with regards to which Officers are satisfied that there would be no detriment to the appearance of the house, the area or the living conditions of neighbours.
- b) The erection of a two storey extension on the eastern side of the dwelling, the merits of which are set out below.

The proposed two storey side extension would represent an unsympathetic addition to the dwelling, harmful to its appearance and the character of the overall streetscene, and is therefore considered contrary to Policy CS17 of the adopted Fareham Borough Core Strategy.

At present the front elevation of the dwellinghouse is neatly proportioned with adequate space about the building so as to ensure consistency with the surrounding pattern of development along the road. The submitted drawings show that the extension would not be set back from the front elevation of the existing dwelling, instead it would continue that facade across the majority of the width of the plot. The bulk and massing of the dwelling would be increased and as a result, in combination with the lack of subserviency in the design, the extension would be an imposing and incongruous addition which would detract from the appearance of the dwelling. Such an addition would also be out of keeping with the surrounding area which, although peppered with a mixture of styles of houses, is characterised by dwellings with more modest frontages in proportion with their respective plots.

The extension would also have a profoundly negative and unacceptable effect on the living conditions of the neighbours at 50 Blackbrook Park Avenue.

The adjacent dwelling at no. 50 has a ground floor bedroom window which would be in very close proximity to the 7.3 metre long flank wall of the proposed two storey extension. The 'tunnelling' effect of the extension on the only source of natural light to and outlook from this bedroom would be harmful to the enjoyment of that room and in turn the amenities of the neighbours. Similarly, the bulk and massing of the two storey extension would unduly restrict light to and outlook from another bedroom window at first floor level in the western side elevation of the dwelling. Notwithstanding the cat slide design of the rear section of the extension, the flank wall of the extension is estimated to be within 4 metres of that bedroom window. The Council's Extension Design Guide suggests a minimum distance of six metres in such cases, with a smaller distance of four metres being considered only in exceptional circumstances of which Officers consider there to be none.

Notwithstanding concerns from neighbours over the revised parking arrangements proposed, it is not considered that the widening of the hardstanding in front of the dwelling would in itself be detrimental to highway safety. Currently there is no provision for vehicles

to turn within the confines of the site and leave in a forward gear and the revised proposals would be no different in that regard.

Reasons For Refusal

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policy CS17 of the Fareham Borough Core Strategy. The proposed extension would, by virtue of its height, depth, bulk, scale, massing and design (particularly lack of subservience), be an unsympathetic addition to the dwelling harmful to its appearance and the character of the streetscene. Furthermore, the extension would be an overbearing and unneighbourly form of development detrimental to the living conditions of those neighbours at 50 Blackbrook Park Avenue. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Recommendation

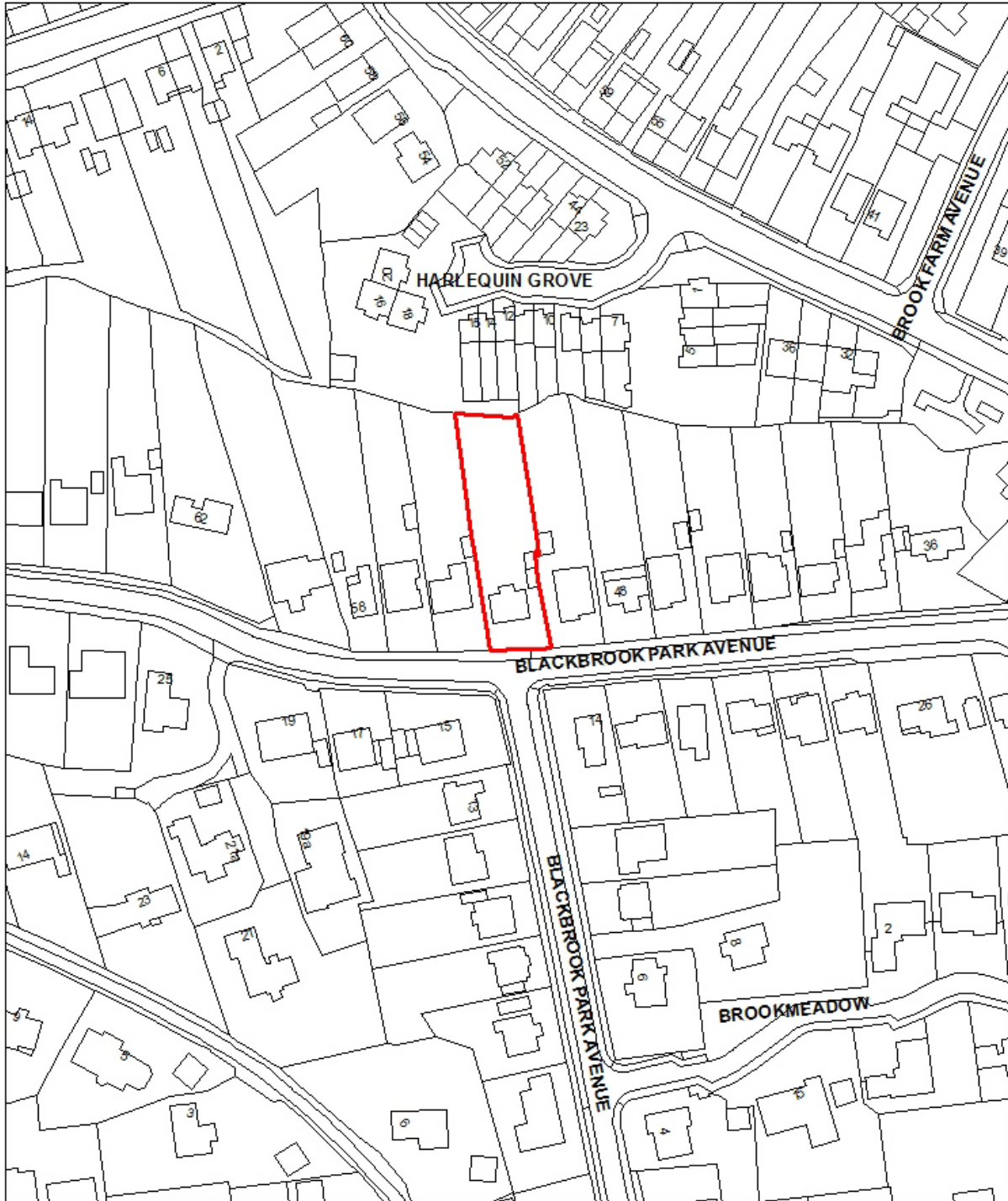
REFUSE: harmful to appearance of dwelling, character of area and living conditions of neighbours; contrary to Policy CS17 of the adopted Fareham Borough Core Strategy.

Background Papers

P/13/0038/FP

FAREHAM

BOROUGH COUNCIL



52 Blackbrook Park Avenue
Scale 1:1250

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