

P/15/0986/FP

MR & MRS N NICHOLSON

PORTCHESTER WEST

AGENT: MR & MRS N
NICHOLSON

FRONT & REAR DORMERS AND HIP TO GABLE LIFTS TO PROVIDE FIRST FLOOR
ACCOMMODATION

39 THE THICKET FAREHAM PO16 8QA

Report By

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Site Description

The application site consists of a single storey detached bungalow located on the southern side of The Thicket.

The bungalow is a two bedroom property currently providing accommodation on the ground floor only. The dwelling is constructed with a hipped roof and benefits from a later single storey rear extension and a conservatory with a bricked side wall.

The dwelling has a single semi-detached garage located on the eastern boundary and accessed via a drive running to the side of the bungalow, adjacent to the neighbouring drive leading to their garage which forms the other pair of the garage.

The bungalow benefits from ample front and rear gardens. The rear garden is square in shape measuring approximately 13 metres by 13 metres.

The surrounding area is residential; characterised by mainly detached bungalows of similar sizes but varying architectural features and roof designs, including hipped-end roofs and gable-end roofs. Some of the properties have been modified in the past by the addition of flat roof front and rear dormer windows. In addition, there is a small number of two storey dwellings, mainly located within the eastern parts of The Thicket.

Description of Proposal

Planning permission is sought for roof extension works to facilitate first floor accommodation providing two additional bedrooms and a family room. The extension works consist of:

- Redesigning of the currently hipped-end roof into a gable-end roof;
- Provision of two front dormer windows with pitched roofs serving a family room and a bathroom;
- Provision of a rear dormer window with a flat roof and two windows, one window serving each bedroom.

The application has been amended since it was originally submitted. Officers sought a number of minor changes to the works in order to improve the design of the proposals. Neighbouring properties were notified of these changes.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

DSP3 - Impact on living conditions

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

<u>P/00/0450/FP</u>	Erection of Single Storey Rear Extension
	PERMISSION 01/06/2000

Representations

The Council have received forty nine letters of objection to the original and amended schemes. The summary of concerns raised are as follows:

- Turning a bungalow to a house means a loss of retirement home, loss of opportunity to downsize house;
- Will set a precedent;
- Overlooking of gardens and windows;
- Design out of character with the area, will harm the character and appearance of the area;
- Use as a family house out of character with the area;
- Construction noise will be disturbing;
- Construction will cause traffic problems;
- Loss of light and overshadowing of gardens and windows of 37 The Thicket
- Change made to a multi-occupation property will increase the congestion;
- Overpowering ugly eyesore;
- Will overshadow my garden, conservatory and front window of my lounge of 41 The Thicket;
- The side wall will be overshadowed and damp as result (41 The Thicket);
- Overlooking of front garden of 35 The Spinney;
- Proposal should reflect extensions carried out in the area;
- Loss of privacy to 28 The Spinney;
- Loss of privacy to 37 The Thicket;
- Loss of light, overshadowing;
- Loss of privacy to 22 The spinney;
- The extension will dominate the original building.

Planning Considerations - Key Issues

The property lies within urban area of Fareham and therefore the proposed development is acceptable in principle, subject to no detrimental impact on the character and appearance of the area and the living conditions of the adjacent neighbours, in terms of light, outlook and privacy.

Impact on the character and appearance of the host dwelling and the area:

Policy CS17 of the adopted Core Strategy requires development to respond positively to and be respectful of the key characteristics of the area. As outlined above, The Thicket is characterised by both gable-end and hipped-end roofs. The two properties immediately

adjoining the application site and the properties opposite have gable-end roofs. Therefore, Officers conclude that the proposed roof extensions would be in keeping with the surrounding area.

The Council's adopted Design Guide and the emerging Design Supplementary Planning Document puts detailed requirements on the design of dormer windows that are located within a prominent location, for example within the roof slope fronting the highway. Both documents require front dormer windows to be kept below the original ridge of the roof, not take up the whole roof slope and to be set in from the gable end. In addition, the guidance encourages the design of several smaller dormer windows rather than one very large dormer spanning across the entire roof slope. Finally, the roof of a dormer window should be sympathetic to the roof of the main house.

The proposed front dormer windows follow this guidance and, considering that front dormer windows are not alien to this street scene, is not considered harmful in terms of impact on the character and appearance of the area.

The rear dormer window would have a flat roof and two windows positioned in the middle. Whilst it is acknowledged this dormer window does not fully comply with the requirement of the Council's design policies, the dormer would be located at the back of the property and thus its impact on the appearance of the street scene would be limited. Moreover, flat roof dormers are not alien to this area, for example the adjacent property at no. 37 benefits from two flat roof dormer windows, one to the front and one at rear, therefore this proposal would not alter the character of the locality.

Impact on the living conditions:

Turning to impact on living conditions, the Council normally requires a distance of 11 metres between a window serving a habitable room and the garden boundary in order to preserve privacy. In addition, 22 metres is sought between a window serving a habitable room and a property to the rear with window, again to maintain privacy. In this case, the proposed rear dormer window would be located 18 metres from the rear boundary and over 35 metres from the property to the rear at no. 26 The Spinney. Therefore, the proposed development complies with and exceeds the distances normally sought in order to safeguard privacy. Furthermore the proposal would also have acceptable impact on the privacy of 22, 28 and 35 The Spinney. The proposal includes one first floor side window serving the stairwell facing 37 The Thicket; this window would be obscure glazed and secured also by a planning condition.

Concerns have been raised over overshadowing of 37 and 41 The Thicket. The property at no. 41 The Thicket has no windows facing the application site and the proposed dormer windows and roof extensions would be located to the north-east of this property garden. Officers are of the opinion there would be no additional overshadowing of indoor and outdoor living areas of this house. The other property at no. 37 would be located 5 metres away from the application dwelling. This property has three windows on the ground floor facing the application site, including one clear glazed window serving an office and one clear glazed window on the first floor level. However, this window would not directly face the roof extension or the dormer window as it is located to the south-west of these alterations. Furthermore as the alterations are located over 10 metres away from the neighbour's garden there would be limited impact on the garden, in terms of overshadowing.

Highways and car parking provision:

The proposal would result in the increase of number of bedrooms from two to four. Three on-site car parking spaces would be required in accordance with the Council's residential parking document. The property benefits from a driveway leading to the garage at rear. The driveway is over 20 metres long and therefore could easily accommodate three car parking spaces. In addition, the property benefits from ample frontage which could accommodate further car parking if needed. Officers are satisfied the proposed development does not raise concerns over impact on the highway and car parking provision.

Other matters raised:

A large number of residents have raised concerns over the loss of a retirement home and the Borough's need for older peoples housing. The property is not designated as elderly persons accommodation and there is no age occupancy restriction on the property; as a result there are no policy objections to extending the property subject to complying with the policies mentioned above.

Whilst additional construction traffic during the proposed works can be expected, the area of The Thicket is not known for suffering from parking problems due to the houses benefiting from sufficient off-site car parking provision. There is no reason to believe that construction traffic will give rise to on street parking issues. In any event the period of construction is temporary and any disruption would be for a limited period.

As to the noise; whilst increased noise can be expected during construction, this impact would be of a temporary nature and would also cease once the works are completed. If noise nuisance is experienced by occupiers of neighbouring properties once occupied and complete there is other legislation that can be used to control this.

Finally, concerns have also been raised over setting a precedent. As stated above, dormer windows and gable-end roofs are not alien to this street therefore the proposal would be in accordance with the character of the area. Moreover, each planning proposal is assessed on its own merits.

Conclusion:

For the reasons set out above, this development is considered to comply with the local planning policies, namely Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies, the Extension Design Guide and the emerging Design SPD.

Recommendation

1. The development shall begin before 16 December 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) Site layout plan at 1:500, dwg. no. 4294/500;
- b) Proposed ground floor plan at 1:50, dwg. no. 4294/2 rev A;
- c) Proposed first floor plan at 1:50, dwg. no. 4294/3 rev D;
- d) Proposed elevations at 1:100, dwg. no. 4294/5 rev E;
- e) Proposed cross-section at 1:50, dwg. no. 4294/6;

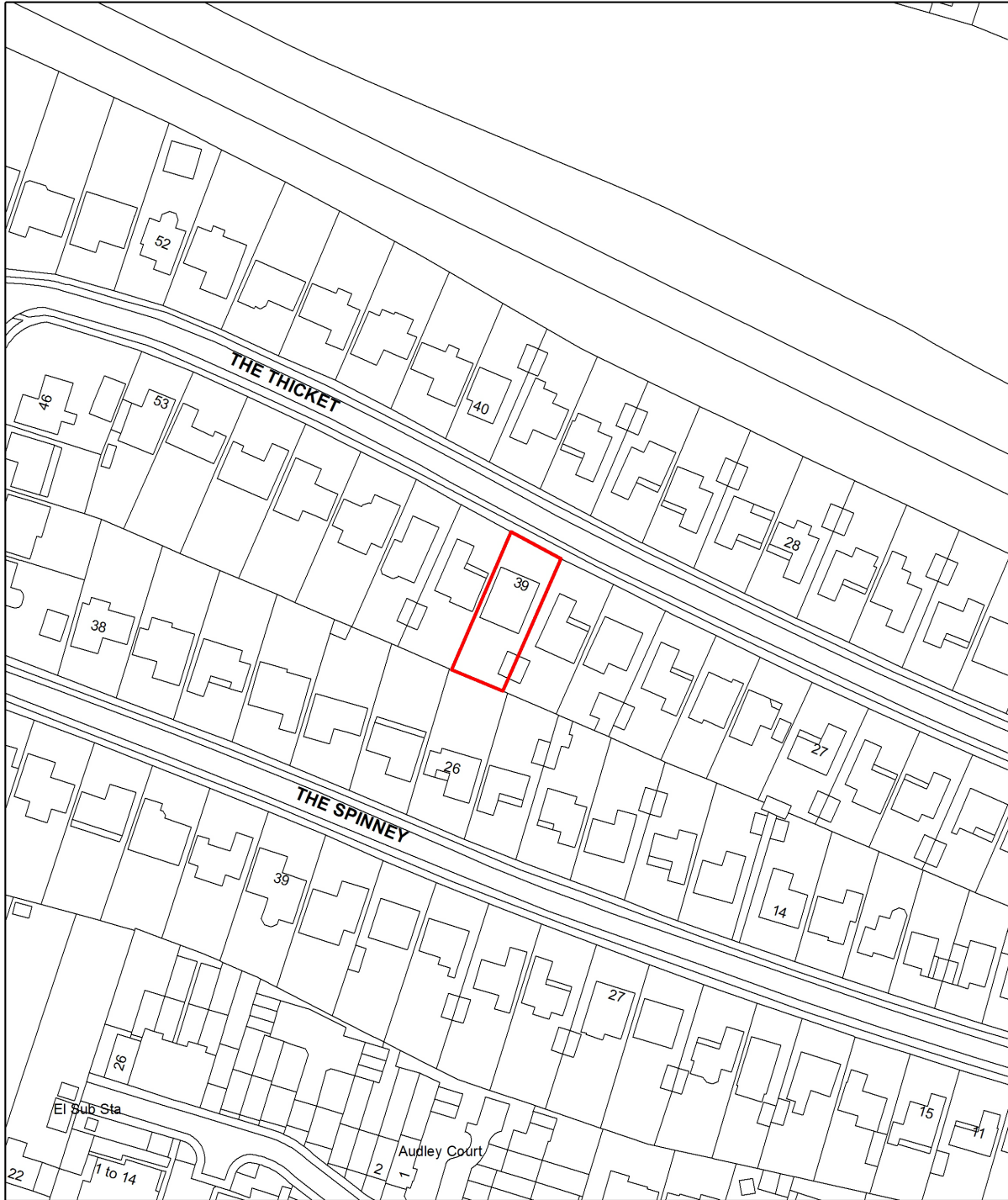
REASON: To avoid any doubt over what has been permitted.

3. The first floor stairwell window proposed to be inserted within the eastern elevation 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 and to protect the privacy of the occupiers of 37 The Thicket.

FAREHAM

BOROUGH COUNCIL



39 The Thicket
Scale 1:1250

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