

P/15/1133/FP

LOCKS HEATH

MR BEN RUSSELL

AGENT: MR BEN RUSSELL

ERECTION OF GARAGE & SINGLE STOREY REAR EXTENSION

55 RALEY ROAD LOCKS HEATH FAREHAM SO31 6PB

Report By

Arleta Miszewska. Direct dial 01329 824666

Amendments

The original proposal has been revised. The garage depth has been reduced from 5840mm to 5280mm and its siting moved closer to the highway. Furthermore, the roof has been rotated so that the gable end will face the main road.

Introduction

This application has been called-in by Councillor Mrs Susan Bayford for the following reasons:

- 1) The overbearing nature of the proposed construction. This garage will be accessed via Crescent Road at the end of a row of bungalows which, where the bungalows are not link detached with side by side garages, have a wider space between the side walls of neighbouring properties, than that which is proposed.
- 2) The proposed garage is out of keeping with the general vicinity (no other property, on Raley or Crescent Road, has a detached double garage with a ridge height of that which is proposed, nor is the proposed ridge line in keeping with existing properties.
- 3) Finally, the proposed garage, whilst having been moved forward to alleviate the issue of 'direct' view would still leave the affected room with a view of nothing except brickwork and a tunnelled view between the back of the proposed garage and the boundary fence to the back garden of approximately 2.5 metres.

Site Description

The application relates to a two storey semi-detached dwelling located on the corner of Raley Road and Crescent Road. The property benefits from a large garden stretching to the side and rear of the house, alongside Crescent Road. The rear boundary abuts the side boundary of 65 Crescent Road.

The area is designated as an urban area and is of a predominantly residential character.

Description of Proposal

Planning permission is sought for a single storey rear extension and a detached double garage.

The extension would replace an existing conservatory and would project beyond the neighbouring house by 3000mm. It would have a pitched roof of maximum height of 3890mm and eaves height at 2300mm.

The proposed garage would measure approximately 5280mm deep and 5615mm wide. It would have a pitched roof of maximum height of 4680mm and eaves height at 2250mm.

The garage would have a door facing Crescent Road and a window and door facing the house. The garage would be set back from the highway by over 10 metres.

Policies

The following policies apply to this application:

Fareham Borough Design Guidance (Excluding Welborne) Supplementary Planning Document

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

No relevant planning history.

Representations

Two letters of objection have been received from the adjacent neighbours raising the following concerns:

- overshadowing of living room and bedroom windows
- loss of outlook from living room and bedroom windows
- garage would be overbearing and out of keeping with the area
- extension will overshadow garden
- extension and garage will box in property

Planning Considerations - Key Issues

Proposed single storey rear extension

The proposed extension would project beyond the rear wall of the other half of the semi-detached pair, 57 Raley Road by approximately 3 metres. This is a normally accepted projection for a single storey extension. In addition, the adjacent property has no habitable room windows within the rear wall but a glazed, lean-to type utility room. Therefore, the proposed extension would have no detrimental impact on the light, outlook and privacy this property currently benefits from.

As to design considerations, the extension would replace an existing conservatory and it would have a pitched roof in keeping with the host dwelling. It would be set away from Crescent Road by over 10 metres and therefore would have limited impact on the appearance of the street scene or the area.

Proposed detached garage

The proposed garage would be located 1000mm away from the side boundary of 65 Crescent Road, which is a single storey bungalow facing Crescent Road. The proposed garage would be located opposite two decorative windows which serve a living room. These windows are small in size and are of a secondary nature, as the living room is served by two primary windows within the front elevation.

Normally a distance of 4 metres is sought between a habitable window and a single storey

extension to the side, however in this case the two windows are decorative secondary windows and the lounge has the benefit of larger principal windows to the front. Officers consider in these circumstances a distance of two metres between these windows and the proposed garage to be acceptable.

Also within this side elevation of 65 Crescent is a sole bedroom window. The garage location and size has been revised in order to move the garage away from view from the bedroom window located within the side elevation. Furthermore the design of the garage roof has been amended to reduce the bulk facing this window. Concerns have been raised over loss of outlook from this bedroom window, however, the garage would not be in direct view of the window but seen at an oblique angle. Officers consider that the garage would not have an unacceptable impact upon the living conditions of the occupiers of the neighbouring property in terms of outlook.

Concerns have also been raised over the impact of the garage on the amenities enjoyed within the garden of 57 Raley Road. However, the main garden of this property stretches to the side of the house, rather than the rear; this property also benefits from a shed located within the north-west corner of the garden which would mitigate the impacts of the garage. Therefore the proposed garage is not considered to be detrimental to the enjoyment of the garden of these adjacent neighbours.

As to design considerations, whilst it is acknowledged there are no detached double garages within the street, there are a large number of garages of various sizes and designs. The proposed garage with its gable end roof design would be in keeping with the main house and the area. It would also be located over 10 metres away from the boundary, maintaining the front building line of this street. Therefore, it is considered that the proposed garage would not alter the character or appearance of the street scene to the detriment of its visual qualities.

Recommendation

PERMISSION subject to conditions:

1. The development shall begin within three years of the date of the decision notice.

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.

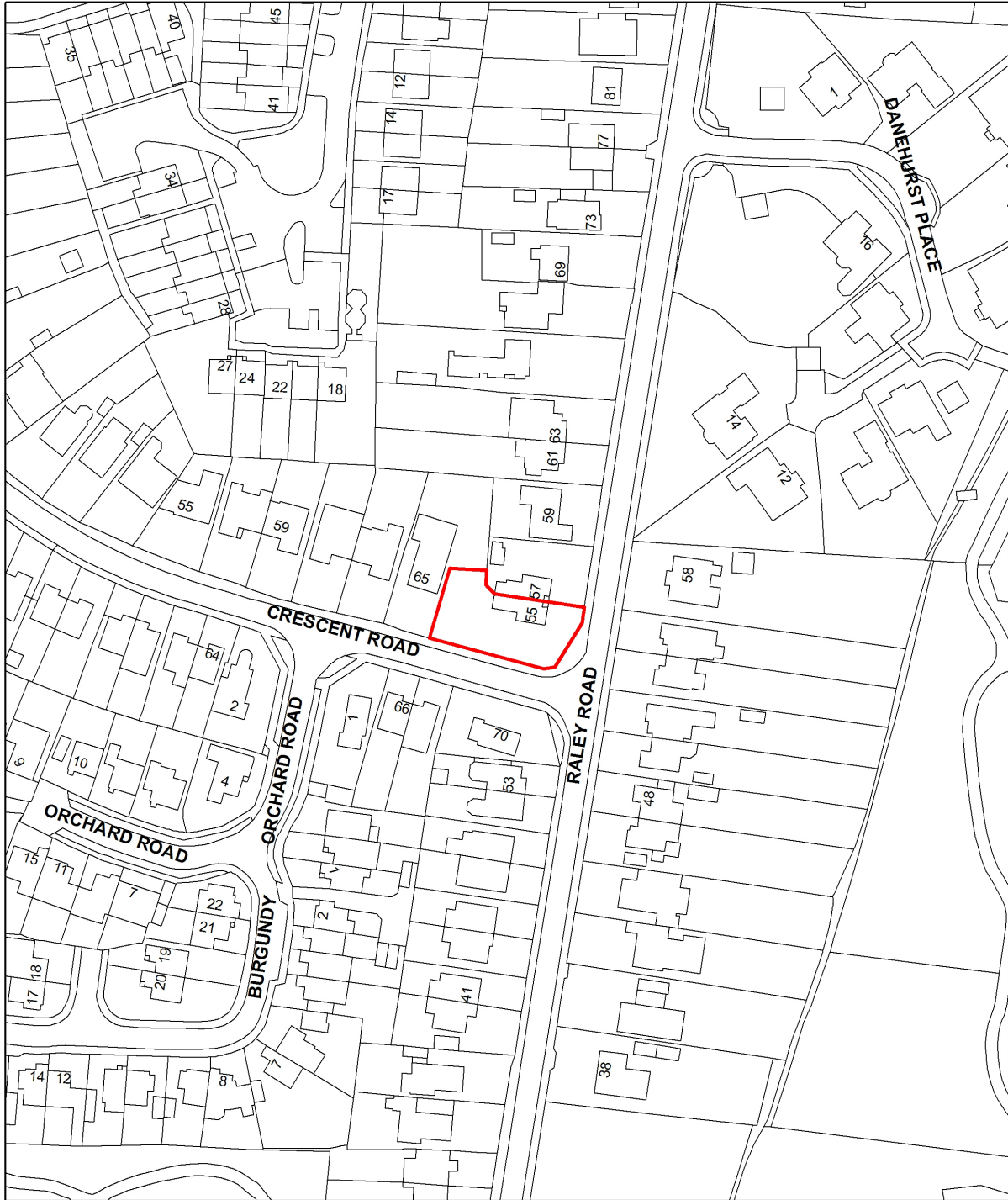
2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed extension floor plan, dwg. no. AD-001;
- b) Proposed back and side elevations and typical extension section, dwg. no. AB-002;
- c) Proposed extension roof plan, dwg. no. AD-002;
- d) Proposed site plan, dwg. no. AL-002 revision C;
- e) Proposed garage elevations and floor plan, dwg. no. AD-003 revision C;

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

FAREHAM

BOROUGH COUNCIL



55 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. 2016

