

P/15/1273/FP

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TWO STOREY FRONT EXTENSION, TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, REAR CAR PORT, TWO STOREY ANNEXE TO REAR INCORPORATING AN INTEGRAL GARAGE AND CAR PORT AND NEW VEHICULAR ACCESS FROM SOLENT DRIVE.

RIVENDELL HOOK PARK ROAD WARSASH FAREHAM SO31 9HA

Report By

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Introduction

Seven representations have been received therefore the application has been included on the agenda in line with the scheme of delegation.

Site Description

The site is a corner plot between Hook Park Road and Solent Drive. The area is characterized by detached dwellings set within substantial plots. The dwellings on either side of the site which front Hook Park Road have generous front gardens and are set back from their front boundaries by approximately 25m forming a regular building line. The dwellings to the north of the site, which front Solent Drive also have large front gardens, are set back from the front boundaries by approximately 20m and adhere to a regular building line. While the gardens to either side of the site, which front Hook Park Road contain a number of mature trees, the front gardens within Solent Drive have a much more open character with unobstructed views of the properties.

The site itself contains a detached, two storey dwelling (Rivendell) which fronts Hook Park Road. Rivendell is set back from the front of the plot by 25m in line with the dwellings on either side. There is a flat roofed double garage to the rear of Rivendell which fronts Solent Drive. Although the dwelling fronts Hook Park Road, vehicular access to the site is from Solent Drive.

Description of Proposal

The application proposes:

- A two storey front extension of 1.1m in depth with bay window and a hipped roof;
- A two storey front/side extension which would also protrude 1.1m beyond the front elevation and incorporate a hipped roof to match that of the proposed front extension. This extension would protrude 1.7m beyond the rear elevation;
- A veranda linking the proposed front and front/side extensions;
- A single storey car port attached to the rear elevation;
- A new vehicular entrance to serve the proposed car port;
- A two storey annexe to the rear of the dwelling (linked to the proposed car port). The annexe would have a footprint of 12.1 by 7.8m with a ridge height of 6.7m. The annexe would contain a kitchen and living area, together with a cloakroom, integral garage and car port at ground floor level. Accommodation at first floor level would comprise two bedrooms and a bathroom.

Policies

The following policies apply to this application:

National Planning Policy Framework 2012
National Planning Practice Guidance

Fareham Borough Design Guidance SPD (Excluding Welborne)

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS9 - Development in Western Wards and Whiteley

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP3 - Impact on living conditions

DSP46 - Self Contained Annexes and Extensions

Representations

7 representations have been received of which 4 are in support of the application and 3 are in objection.

The letters of support state that the proposed development is appropriate for the area.

The letters of objection raise the following issues:

- The first floor windows will overlook 'Spinneys' (the property on the opposite side of the road)
- The existing garage is unusually situated to the rear of the host property and much closer to the road than the building line in Solent Drive
- The proposed annexe does not comply with the requirements of the Local Plan in that it would be very difficult to incorporate it into the main dwelling once the annexe is no longer required.
- Concerns that the annexe would be used as a separate dwelling.
- The proposed 2 storey extension would result in over shadowing and loss of light to the study in 'Upwood' (north east of the site).
- The proposed ground floor windows in the north east side elevation would overlook 'Upwood' and result in a noise nuisance.
- The proposed annexe is an independent dwelling which would set a precedent for infilling which would be at odds with the character of the area.

Planning Considerations - Key Issues

Principle of development

Policy DSP46 states that:

The provision of self-contained annexes to accommodate dependent relatives will be permitted, provided that:

- i. a functional link between the principal dwelling and the annex or extension can be demonstrated such as a relationship of the occupants of the principal dwelling and the annex;

- ii. the annex or extension is within the curtilage of the principal dwelling;
- iii. adequate car parking spaces are provided for both the residents of the annex or extension and the principal dwelling;
- iv. there is no boundary demarcation or sub-division of garden areas between the principal dwelling and the annexe or extension; and
- v. the annex or extension conforms to the space standards and design requirements as set out in Local Plan Part 1: Core Strategy Policy CS17: High Quality Design and the Design Supplementary Planning Document.

The proposed annex, which is for an elderly relative, satisfies the requirements of Policy DSP46 and is therefore acceptable in principle, subject to satisfying the criteria of the remaining relevant planning policies.

Effect on the character of the area

CS17 requires all development to be of a high quality of design that responds positively to and is respectful of the key characteristics of the area, including (amongst other criteria) scale, form and spaciousness.

The proposed extensions and car port would be in proportion to the host property and would respect the building line established by properties on either side of the site.

Although the host dwelling fronts Hook Park Road, the proposed annex would be positioned to the rear of the dwelling and would front Solent Drive. It follows therefore that the proposed annex must respond to and be respectful of the key characteristics of Solent Drive. Solent Drive is characterized by regularly spaced, detached dwellings which adhere to a uniform building line. The properties to the north of the site are set back from the front of the plot by approximately 20m with front gardens of an open character. Some of the properties within Solent Drive contain garages within their front gardens, however they are single storey structures with hipped roofs. The character of front gardens within Solent Drive is therefore open and undeveloped.

The existing garage to the rear of Rivendell is positioned forward of the building line established by properties to the north of the site, however it is modestly proportioned with a flat roof of 2.2m in height and is therefore not a prominent feature. The proposed annex (which would replace the existing garage) would be 12.1m in length with a ridge height of 6.7m (only 0.5m below the ridge height of the host property). The size of the annex is such that its position forward of the building line established by properties along Solent Drive would be emphasized and would result in the annex being a dominant structure which would contrast with the open and undeveloped character of Solent Drive at the entrance to the road. Furthermore the size, design and position of the annex, which would have a separate vehicular access to that of the host property, would have the appearance of a separate dwelling rather than an annex. Given that dwellings in Solent Drive are large, detached properties set back from the front of the plot by approximately 20m, the addition of the proposed annex which would be set back from the front of the site by only 7m would be a marked departure from the spatial characteristics of the area and would appear incongruous.

The proposed annex would therefore be a departure from the established characteristics of Solent Drive in terms of scale, form and spaciousness and would be contrary to Policy CS17.

Effect on neighbouring properties

Concerns have been raised regarding the impact of the proposed annex on the privacy of 'Spinneys' to the south west of the site. The proposed annex would be separated from Spinney's by a distance of over 25m which is in excess of the minimum 'back to back' distance of 22m required by the Fareham Borough Design Guidance SPD. The proposed annex would therefore not result in a significant loss of privacy to Spinneys.

Concerns have also been raised regarding the impact that the proposed two storey side extension would have on 'Upwood' (to the north east of the site) in terms of loss of privacy, loss of light and noise pollution. The proposed two storey side extension would be visible from within the study in Upwood, however it would be separated by a distance of 9m which is in excess of the minimum 4-6m separation distance recommended by the Fareham Borough Design Guidance SPD. The proposed extension would not have a significant adverse impact on the outlook or amount of light available to the study. The impact on Upwood in terms of additional noise pollution would also be minimal. If planning permission was granted, the proposed rear dormers could be obscure glazed as they are not the only windows serving the proposed bedrooms. The proposed annex would therefore not result in a loss of privacy to Upwood.

Recommendation

REFUSE for the following reason:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that the size, bulk, height and location of the proposed annex forward of the building line established by properties along Solent Drive, would fail to respond positively to and be respectful of the key characteristics of the area and would as a result appear incongruous in the street scene to the detriment of its spatial character.

Background Papers

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FAREHAM

BOROUGH COUNCIL



Rivendell
SCALE: 1:1,250

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