

P/16/0530/FP

FAREHAM EAST

MR & MRS BULLOCK

AGENT: AXIS ARCHITECTURE

SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR EXTENSION AND ALTERATIONS TO ROOF TO CREATE ROOM IN THE ROOF

85 NORTH WALLINGTON FAREHAM HAMPSHIRE PO16 8TJ

Report By

Graham Pretty (Ext. 4665)

Amendments

Amended plans have been submitted altering the roof form of the proposed first floor addition. Where the original submission was for a pitched roof spanning the whole width of the property resulting in a ridge height the same as the house, the amended plans show a pair of ridged roofs resulting in an overall 1.9m reduction in the height of the roof.

Site Description

The application site comprises the southwestern dwelling of a pair of semi-detached houses on the southeastern side of North Wallington. Access is gained via a private spur road running from the junction of North Wallington with Riverside Avenue, parallel to North Wallington. The dwelling currently has a fully hipped roof and a full width, single storey rear, lean-to extension to the rear, 3m deep. The adjoining dwelling in the pair has a hipped roof rear extension approx. 4.75m deep adjacent to the boundary. To the rear of the existing extension and adjacent to the garage of the neighbour to the southwest there is an outbuilding with a dual pitch roof.

Description of Proposal

The proposal involves three elements:

- The raising of the side hip of the main roof of the existing house to create a gabled form with a barn hip. With the provision of three rooflights within the front roof plane this enables the provision of an ensuite bedroom within the roof space.
- The construction of a first floor over the existing ground floor rear extension with a dual hipped roof.
- The construction of an approx. 3m by 3m flat roofed rear garden room on the northeastern boundary to the rear of the existing extension.

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/97/0845/MA/A REAR EXTENSIONS TO HOUSE AND GARAGE: REVISED FENESTRATION TO REAR ELEVATION

APPROVE 05/11/1997

P/97/0845/FP ERECTION OF SINGLE STOREY REAR EXTENSION AND EXTENSION TO GARAGE

PERMISSION 18/09/1997

Representations

Thirteen letters have been received from seven households including reaffirmation of comments in respect of amended plans submitted. The following issues have been raised:

- Overlarge extensions out of keeping with this character of dwelling
- Potential adverse impact on the condition of the shared access road
- Potential obstruction to the right of way along the shared access road
- Inaccuracies on plans and submissions
- Loss of light to habitable rooms on both adjoining and adjacent dwellings
- Overshadowing of habitable rooms
- Loss of outlook
- Question of where the builders vehicles and materials would be stored during construction
- The proposed front rooflights are out of keeping with the character of the area
- Precedent for other similar alterations to the detriment of the character of this row of dwellings
- The development is not sustainable under the terms of the NPPF because of the adverse impact upon neighbouring living conditions

Planning Considerations - Key Issues

The Key issues in this case are:

- The impact of the development on the character and appearance of the dwelling within the locality
- Overdevelopment of Plot
- The impact of the development upon the amenities of the residents of the adjoining and adjacent properties
- The impact upon the private road

Impact of the Development on the Character of the Area -

The frontage of dwellings of which the application site forms a part are not located within a conservation area and are not listed. Notwithstanding this there is a prevailing character established by their similar age and scale. The pairs of semi-detached properties and the single detached property, in the row are, however, not all identical. Whilst there are matching pairs, the pair of which the application site forms a part does not match the property to the southwest (which is detached) or the pair to the northeast.

The alteration to the roof to form a barn hip would not therefore in itself be out of keeping with the established character which is varied. Since each case must be determined on its merits the issue of setting a precedent particularly where there is existing variation of design, is not considered a relevant factor in this case. Representations draw attention to the introduction of roof lights to the front elevation and that these are out of keeping, however, it would be possible to insert these into the existing roof without requiring planning

permission, and, equally, this could be the case on any of the other dwellings in the row. These windows are not considered to be harmful to the character of the dwelling, its pair or the area in general.

Overdevelopment of Plot -

The application site is not a small plot. At present the distance from the rear ground floor extension on average to the rear boundary is 21.5m with a plot width of about 9m. The existing rear extension is only 3m from the rear wall of the original house and the first floor addition would take no more of the plot. The same applies to the roof alteration. The only further uptake of the plot would be the small 3m deep, partial width garden room which is located on an existing hardsurfaced patio area.

Impact on Neighbours -

The adjacent neighbour to the southwest (No.84) is a detached house but set roughly parallel with the application property in terms of its original front and rear elevations. The property has a small kitchen window on the side elevation facing the proposed first floor extension but there is a larger window serving the same room facing the rear. The outlook to the first floor extension will change from the side window but given that this is a secondary window, faces northeast and there is a 4.8m gap to the application dwelling it is not considered that the impact upon the outlook from or light available to that property would be unacceptably harmed.

To the northeast the adjoining property already has a hipped roofed single storey extension along the boundary with the application site to a depth of 4.8m. The result of this is that the addition of the first floor above the existing rear extension on the application site will not have the full impact on the neighbour of a two storey extension. The extension must be assessed against the impact on one floor only; in this respect the proposal is akin to a single storey ground floor extension where a 3m extension would normally be acceptable. As there is no right to a view over someone else's property the assessment is in terms of outlook and light. At 3m depth and taking account of the lowered height of the roof proposed in the amended plans, both of these impacts would be within acceptable parameters. The impact of the proposed garden room extending approximately 1.4m to the rear of the neighbouring extension is considered to be minimal.

Impact on the Private Road -

The impact upon the use of the private access during building works is not a planning consideration and the grant of permission would not afford the applicants with any special rights to obstruct access to other properties. Nonetheless the applicants are aware of the concerns and have submitted a statement to this effect and confirming that they will make every effort to ensure that problems do not arise.

Recommendation

PERMISSION: Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

16-002-PL101 - Existing Plans

16-002-PL102 Rev D - Amended Proposed Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

3.The external facing and roofing materials to be used shall match in type, colour and texture those used on the existing building unless otherwise first agreed in writing with the local planning authority.

REASON: To ensure that the finished appearance of the development blends satisfactorily with the existing building and with its surroundings in accordance with Policy CS17 of the Fareham Borough Core Strategy.

Background Papers

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