

P/13/0057/FP

MR SCOTT LOVEDAY

WARSASH

AGENT: MRS MELISSA
PARSONS

PROVISION OF TWO DORMER WINDOWS WITHIN THE ROOF OF THE EXISTING
DETACHED GARAGE IN THE REAR GARDEN

121 FLEET END ROAD WARSASH SOUTHAMPTON SO31 9HJ

Report By

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Site Description

The application site is located a short distance to the south of the Junction of Fleet End Road with Dibles Road and Fleet End Bottom. Although it is identified as being outside of the built up area, and part of a strategic gap, it does form a part of a continuously built frontage in this location.

The property is a bungalow with rooms in the roof space and has been previously extended with permission. Both adjoining properties are bungalows with No.123 to the south having been substantially extended.

A car port has been erected with approval in front of the house and a garage is under construction with approval adjacent to the rear boundary.

Description of Proposal

The proposed development comprises the addition of small, flat roofed, dormer windows within the front and rear roof slopes of the approved garage. The use of the roof space would remain as storage and the proposed windows would be obscure glazed and fixed shut to a height of 1.7 metres above internal floor height.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS14 - Development Outside Settlements

CS22 - Development in Strategic Gaps

Relevant Planning History

The following planning history is relevant:

P/10/0302/FP **ERECTION OF DETACHED GARAGE WITH STOREROOM OVER
(ALTERNATIVE TO P/08/1313/FP)**
PERMISSION 01/06/2010

P/10/0098/FP **ERECTION OF DETACHED GARAGE WITH STOREROOM OVER
(ALTERNATIVE TO P/08/1313/FP)**
WITHDRAWN 30/03/2010

P/09/0595/FP **ERECTION OF REAR EXTENSION & ALTERATIONS TO ROOF TO**

PROVIDE 1ST FLOOR ACCOMMODATION INC. EXTENDED SIDE DORMER (PART ALTERNATIVE TO P/08/1313/FP)

PERMISSION 10/09/2009

P/08/1313/FP

ERECTION OF REAR EXTENSION, ALTERATIONS TO ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION, CAR PORT AND REPLACEMENT GARAGE WITH STORAGE OVER

PERMISSION 20/02/2009

Representations

One letter of representation has been received raising concern that the proposed dormer windows could result in overlooking and loss of privacy. There is further concern that the introduction of the proposed dormers may represent a step towards residential occupancy or business use of the building.

Planning Considerations - Key Issues

In principle the addition of the proposed dormer windows, albeit within the countryside and a strategic gap, is acceptable in policy terms provided that it does not adversely affect the character of the landscape and does not physically or visually diminish the separation of settlements.

In this case the dormers are small and would make no appreciable change to the impact of the building on its surroundings so that there would be no increase in the visual impact of the building upon the countryside or the effectiveness of the strategic gap.

The issues to be considered therefore relate to the potential impact upon the adjacent properties. In this respect the proposed dormers are modest in scale and sit comfortably within the roof slopes of the building so that from a visual/design perspective they are not felt to be unacceptable.

The representation lodged has raised concern about the potential for overlooking but this can be controlled by a condition affirming non-opening and obscure glazing. The representation further raises concern over the potential for the building to be put to use for residential accommodation or business use.

The planning permission for the garage already restricts the use to that which is incidental to the enjoyment of the dwelling, preventing any business, industrial or commercial use. It is proposed that this condition be reaffirmed should permission be granted.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal, subject to conditions, is not considered likely to result in any significant or unacceptable impact on the amenity of adjoining occupiers or the character of the countryside/strategic gap area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

Permission: standard performance and compliance conditions; materials to match;

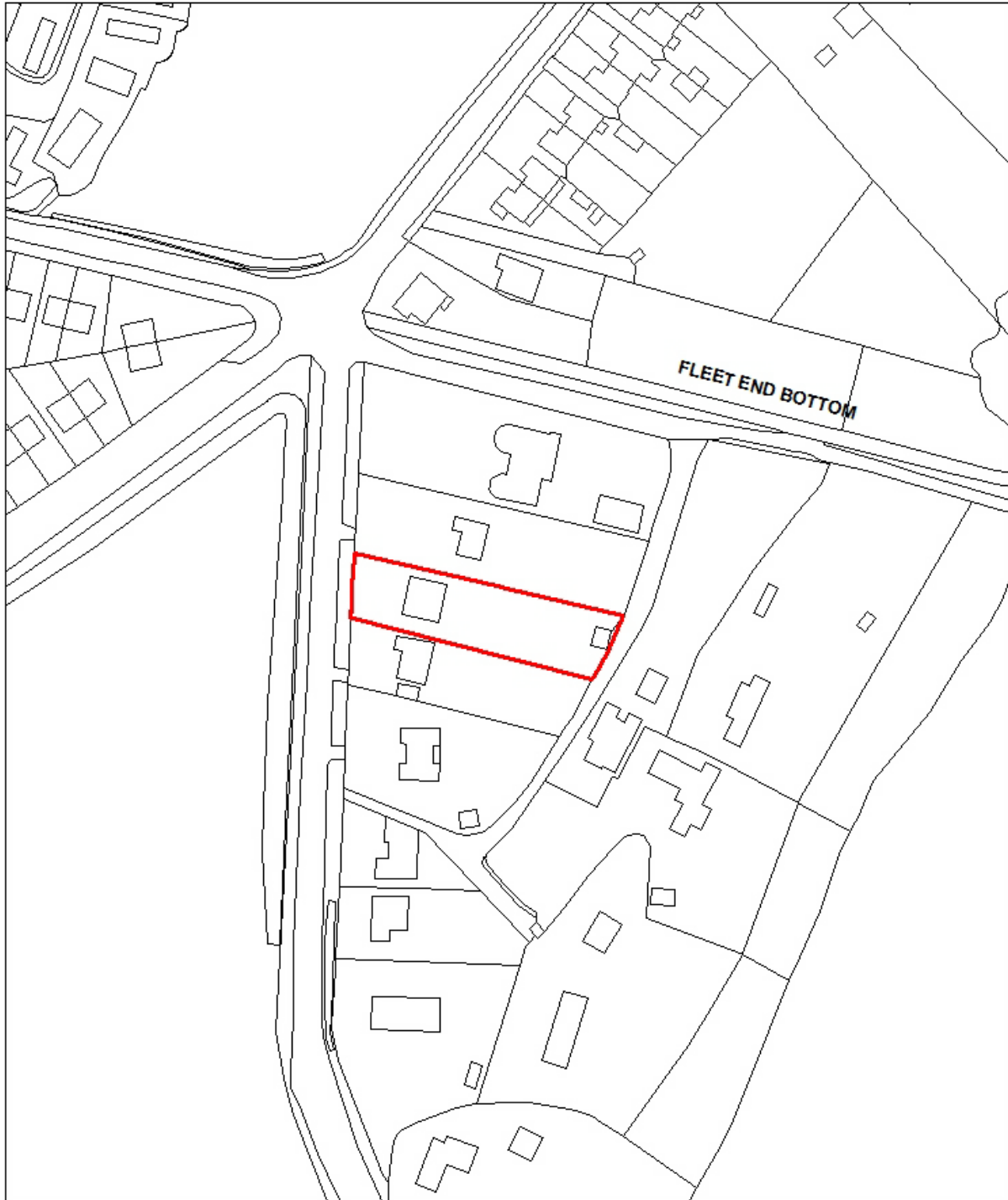
incidental use; fixed and obscure glazing.

Background Papers

P/09/0595/FP, P/10/0302/FP and P/13/0057/FP

FAREHAM

BOROUGH COUNCIL



121 Fleet End Road
Scale 1:2500

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