

P/13/0115/FP

PARK GATE

MR JAMES BAKER

AGENT: MR JAMES BAKER

ENLARGEMENT OF REAR DORMER

144 BROOK LANE SARISBURY GREEN SOUTHAMPTON SO31 7EW

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this chalet bungalow located within the urban area. At the time of writing work is currently taking place to extend the dwelling at ground floor level at the rear and at first floor level with a dormer window set within the rear roof plane.

Description of Proposal

Planning permission was granted by members of the committee in December 2011 for the rear single storey extension and a rear dormer window (planning reference P/11/0834/FP).

It has been brought to the attention of Officers that the rear dormer window since constructed is larger than that permitted. The dormer is approximately 3.1 metres deep, around 1.1 metres deeper than that approved, and now rests on the rear wall plate of the original house. Retrospective planning permission is therefore sought for the retention of this enlarged rear dormer window. At the time of Officers visiting the site the framework of the dormer window was substantially complete.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/11/0834/FP

**ERECTION OF SINGLE STOREY REAR EXTENSION AND
PROVISION OF REAR DORMER WINDOW**

APPROVE

08/12/2011

Representations

Two letters have been received objecting to the proposal on the following grounds:

- Overlooking of rear garden of 146 Brook Lane
- Choice of materials and size of dormer out of keeping

The same letters also raise other issues concerning:

- Overlooking from windows in side elevation of house
- Effect of building materials on shared drive
- Access over shared drive
- Highway safety issues arising from parked contractors vehicles

Planning Considerations - Key Issues

This application seeks permission solely to retain the dormer window at this property in its enlarged form. The matters raised in the letters of objection received concerning other windows in the property, access over the shared driveway and highway safety issues connected with the works already permitted are not material considerations.

The dormer window in its enlarged form is not considered overly large or to have a bulk and massing which detracts from the appearance of the dwelling. Larger dormer windows on rear facing roof planes are generally considered to be more acceptable due to the fact that they are less readily visible from the street. Similarly, the use of timber cladding materials to the external faces of the dormer is not considered unacceptable and consequently there would be no material harm to the character of the surrounding area.

The windows set within the rear elevation of the dormer window face directly down the length of the rear garden which is well in excess of the 11 metres depth typically sought, notwithstanding the fact that there are no other houses located to the rear which would be overlooked. Any views into the gardens of adjacent properties either side of the site would be oblique and not detrimental to the privacy of the occupants.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The enlarged dormer window does not detract from the appearance of the house, the character of the streetscene or the privacy of neighbours. There are no other material considerations 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

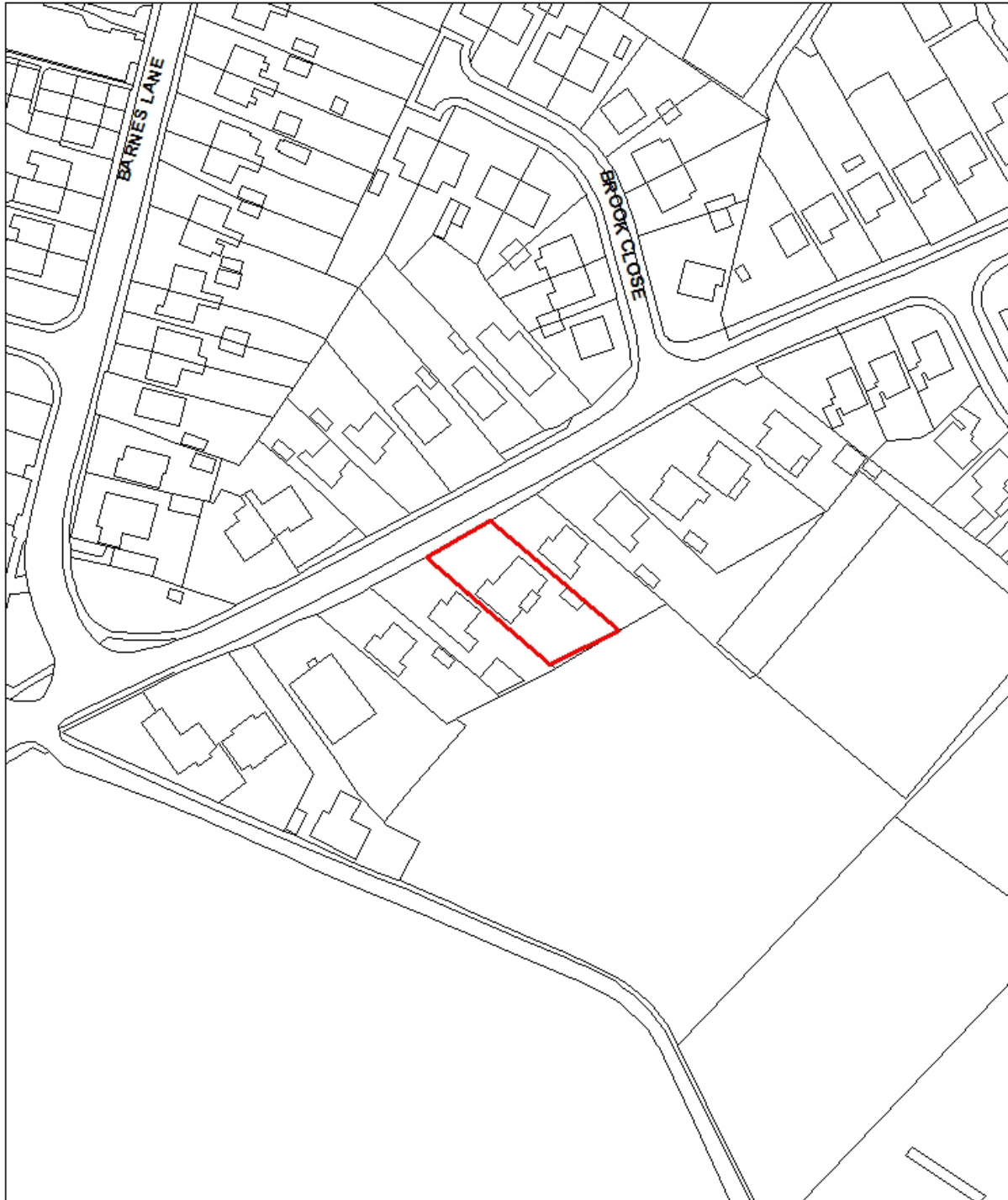
PERMISSION:

Background Papers

P/13/0115/FP

FAREHAM

BOROUGH COUNCIL



144 Brook Lane
Scale 1:1250

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