

P/13/0153/FP

SARISBURY

MRS JANET BEAL

AGENT: MR BOB MOUSLEY

REBUILD REAR GROUND FLOOR EXTENSION, ERECTION OF FIRST FLOOR REAR EXTENSION AND PROVISION OF REAR BALCONY

233 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BJ

Report By

Alex Sebbinger (Ext 2526)

Site Description

The application site comprises a detached two storey property located on the western side of Botley Road. The surrounding area is characterised by a mixture of property types and styles, however most are detached two storey units set in spacious plots. Land levels slope down to the west and as a consequence of this, the property has three storeys at the rear.

Description of Proposal

This revised application is for the erection of a rear extension, which due to land levels will be three storeys in height. The extension includes the provision of a balcony for the ground floor accommodation of the property.

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:

FBC.1529/19

PERMISSION 18/01/1991

P/96/0406/FP

ERECTION OF GROUND FLOOR REAR EXTENSION WITH BASEMENT POOL ROOM

PERMISSION 06/06/1996

P/12/1021/FP

REBUILD REAR GROUND FLOOR, ERECT FIRST FLOOR REAR EXTENSION AND PROVIDE GROUND FLOOR AND FIRST FLOOR REAR BALCONIES

WITHDRAWN 23/01/2013

Representations

One letter of representation, regarding overdevelopment, balconies being out of character with the area, wanting assurance that no second floor level balconies would be installed, the potential for a second floor balcony to cause overlooking. Concern raised over drainage and stability issues that may undermine foundations.

Planning Considerations - Key Issues

The main issues with this application are as follows:

- 1) Principle of development
- 2) Impact on neighbouring properties
- 3) Design and appearance.

1. PRINCIPLE OF DEVELOPMENT

The application site is located in a semi-rural but mainly built up frontage. Providing it meets all other relevant development control criteria there are no fundamental in principle planning policy objections to a residential extension such as this.

2. IMPACT ON NEIGHBOURING PROPERTIES

The building line is staggered and the application property lies further rearward than No. 231. The proposed addition will project rearward so that it is roughly in line with the rear elevation of No. 231, and it is therefore not considered that the proposal would give rise to any undue loss of light, nor would it be overbearing to any adjoining property.

The proposal has been revised since its original submission (under the previous planning application reference P/12/1021/FP) which included two balconies for the first and ground floor level accommodation. Due to the levels of the land, what is the ground floor level at the front of the property essentially becomes the first floor level at the rear of it, with a 'lower ground floor' level underneath. Consequently it is elevated and there would be potential for overlooking of adjoining properties to occur. When the previous application was being assessed, the upper level balcony was considered to give rise to a situation that would give rise to serious and adverse levels of overlooking to the private areas of the gardens of both neighbouring properties and would be contrary to Policy CS17 of the Core Strategy. The application was therefore withdrawn to seek amendment.

This revised application deletes the upper first/second floor balcony. The ground floor lower level balcony/terrace remains, however the plans now indicate the provision of an obscure glazed privacy screen adjacent to the boundary with the neighbour at No. 231. It is therefore considered that this revised application now addresses the issues of overlooking and complies with the provisions of Policy CS17.

DESIGN AND APPEARANCE:

Although at the rear of the dwelling, aesthetically, the extension is designed so that it is subordinate to the existing property. Roof-lines relate well, and the scale of the addition is such that it will not be an overly dominant feature, nor will it be harmful to the character of the property. No design issues are considered to arise.

OTHER MATTERS:

Although the concerns regarding construction, stability and drainage are noted, these issues would be handled under the appropriate Building Regulations processes were permission granted.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is of an acceptable appearance and will not unduly harm neighbouring amenity. Other material considerations including the representations raised are not 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: Materials to match, glazed screen to be provided and retained in perpetuity, no additional windows or openings.

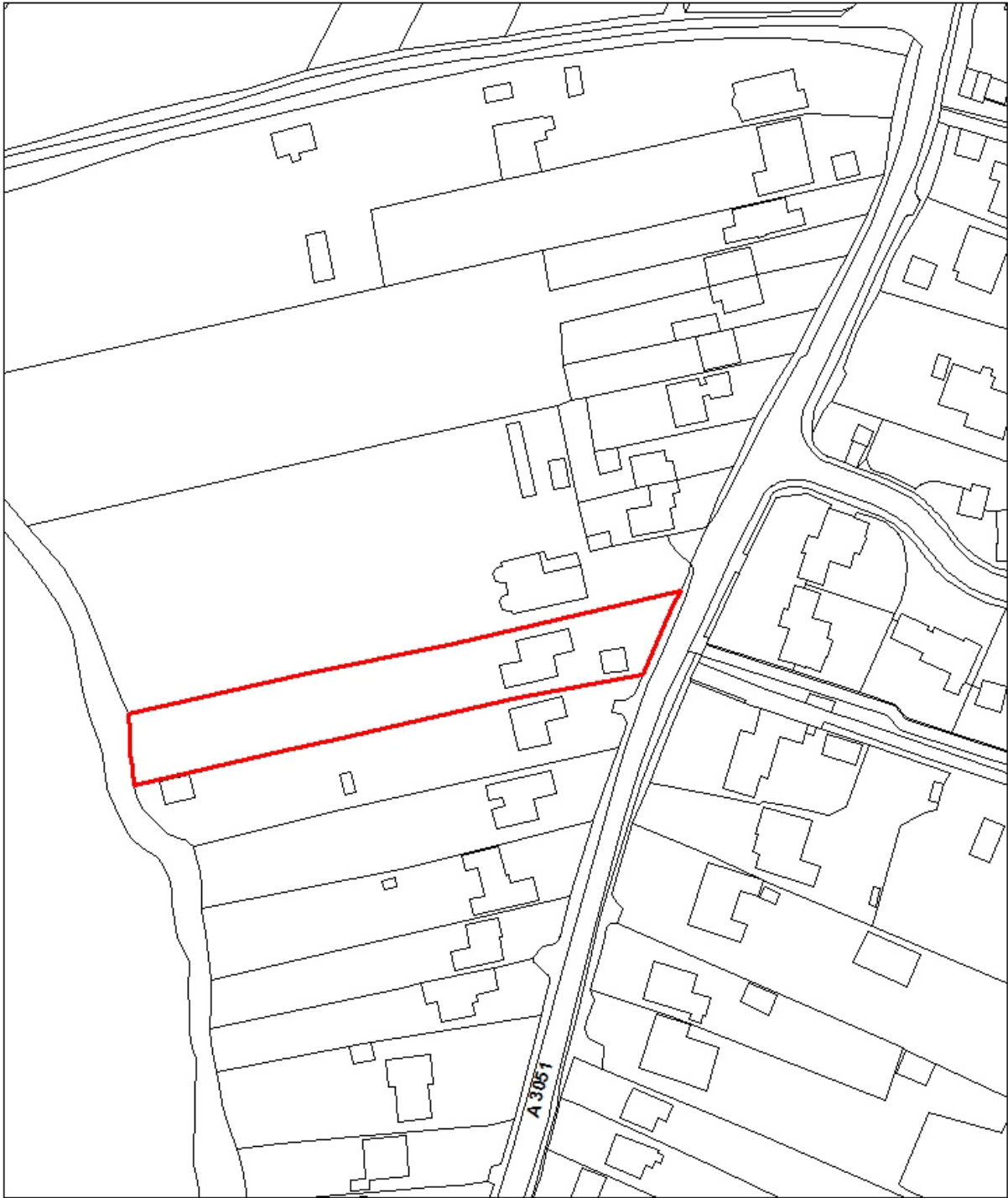
Background Papers

P/13/0153/FP

P/12/1021/FP

FAREHAM

BOROUGH COUNCIL



233 Botley Road
Scale 1:1250

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