

**P/13/0154/FP**

**TITCHFIELD COMMON**

MR & MRS SMITH

AGENT: WESSEX & SOLENT

FIRST FLOOR REAR EXTENSION (OVER EXISTING GROUND FLOOR SINGLE STOREY EXTENSION) AND NEW ENTRANCE PORCH AND ROOF TO EXISTING DORMER WINDOW ON FRONT ELEVATION

87 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6LY

***Report By***

Richard Wright - Ext.2356

***Introduction***

This application has been called onto the Planning Committee by Councillor Mrs Pankhurst.

***Site Description***

The application site comprises the residential curtilage of this chalet bungalow style dwelling located within the urban settlement area.

The dwelling has a simple 'up and over' dual pitched main roof with single storey eaves heights. First floor living accommodation is provided within the roof space with flat roof front and rear dormers, the latter extending across the width of the rear facing roof plane. At the rear of the house is a single storey flat roof extension projecting 3 metres beyond the rear of the original house. To the front and side of the dwelling is a driveway providing space for the parking of 3 - 4 cars.

***Description of Proposal***

Permission is sought for the erection of a first floor rear extension over the existing single storey extension.

Also proposed is a new entrance porch on the front of the dwelling as well as the provision of a pitched roof to the existing flat roof front dormer window.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

***Relevant Planning History***

The following planning history is relevant:

**P/12/1047/FP**

**ERECTION OF FIRST FLOOR REAR EXTENSION, NEW ENTRANCE PORCH AND PITCHED ROOF TO FRONT DORMER**

WITHDRAWN 08/02/2013

***Representations***

One letter has been received objecting to the application on the following grounds:

- Loss of sunlight to garden and lounge of no. 89
- Noise from construction works

### **Consultations**

Director of Planning & Environment (Highways) - No objection

### **Planning Considerations - Key Issues**

i) Effect on visual appearance of dwelling and character of streetscene

Policy CS17 of the Fareham Borough Core Strategy expects development to "respond positively to and be respectful of the key characteristics of the area, including... scale, form, spaciousness and use of external materials".

The proposed porch and dormer alterations on the front of the dwelling are well designed, proportionate additions which would not detract from its appearance.

The proposed first floor rear extension is shown to have notably higher roof eaves heights than the rest of the dwelling (4.2 metres high as opposed to 2.9 metres). The visual effect of these raised eaves heights would be to increase the bulk and massing of both the rear elevation spanning much of the width of the dwelling and as well as the flank elevations projecting out over the existing ground floor rear extension. Consequently the massing of the extension would be two-storey in nature and would appear in stark contrast to the single storey scale of the rest of the dwelling. Officers consider that this addition would be unsympathetic and harmful to the appearance and character of the dwelling as a chalet bungalow. Notwithstanding that the extension would be located at the rear of the property, views would still be afforded from neighbouring properties as well as from the public footpath 20 metres south of the application site linking Locks Heath Park Road and Hazel Grove. As such the appearance of the extension and its uneasy, discordant relationship with the existing chalet bungalow would be harmful to the wider character of the surrounding area.

Officers consider the proposal contrary to Policy CS17 in that the rear extension would be unsympathetic and harmful to the appearance of the chalet bungalow and the character of the surrounding area.

ii) Effect on living conditions of neighbours

A letter of objection has been received from the occupant of the adjacent dwelling, 89 Locks Heath Park Road, raising concerns over loss of light to the garden and rear living room at that property.

The neighbour's rear garden is around 14 metres in depth and whilst the extension would be located to the south its size would not be excessive so as to seriously detract from the enjoyment of the garden.

The living room referred to by the objector is understood to be in the rear part of the neighbouring property at ground floor level. The room benefits from light into and outlook from windows in both the rear elevation of that room and the side. The side window currently faces out onto the flank wall of the neighbour's garage, and beyond it and the adjoining garage at the application site would stand the two storey extension. Given that the room enjoys two sources of light and outlook and also the distance between the side

window perceived by the neighbour to be affected and the proposed extension, Officers do not consider there would be any harmful effect on the living conditions of the occupants of no. 89.

Officers are satisfied that there would be no adverse effect on the enjoyment of the adjacent property to the south, no. 85.

The letter of objection also refers to anticipated noise arising from construction works. A degree of noise and nuisance is inevitable during construction works however given that the proposal is for a householder extension there is no suggestion that noise from the site during construction would be more prolonged or intrusive on neighbouring amenity than other such works. Notwithstanding, the Council has statutory powers to deal with any reported and substantiated noise nuisance in this regard.

iii) Parking provision

With space for more than three vehicles on the site there is ample parking space to meet the expected demands of the proposed extended dwelling. The level of parking provision accords with the requirements set down in the Council's adopted Residential Car & Cycle Parking Standards for a four bedroom dwelling.

***Reasons For Refusal***

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policy CS17 of the adopted Fareham Borough Core Strategy. The proposed rear first floor extension would, by virtue of its height, width, bulk, design (particularly in respect of the height of the roof eaves in comparison the remainder of the dwelling) and appearance, represent an unsympathetic addition to the dwelling harmful to its appearance and the character of the surrounding area. Notwithstanding the acceptable design of the proposed front porch and pitched roof to the front dormer window, there are no material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

***Recommendation***

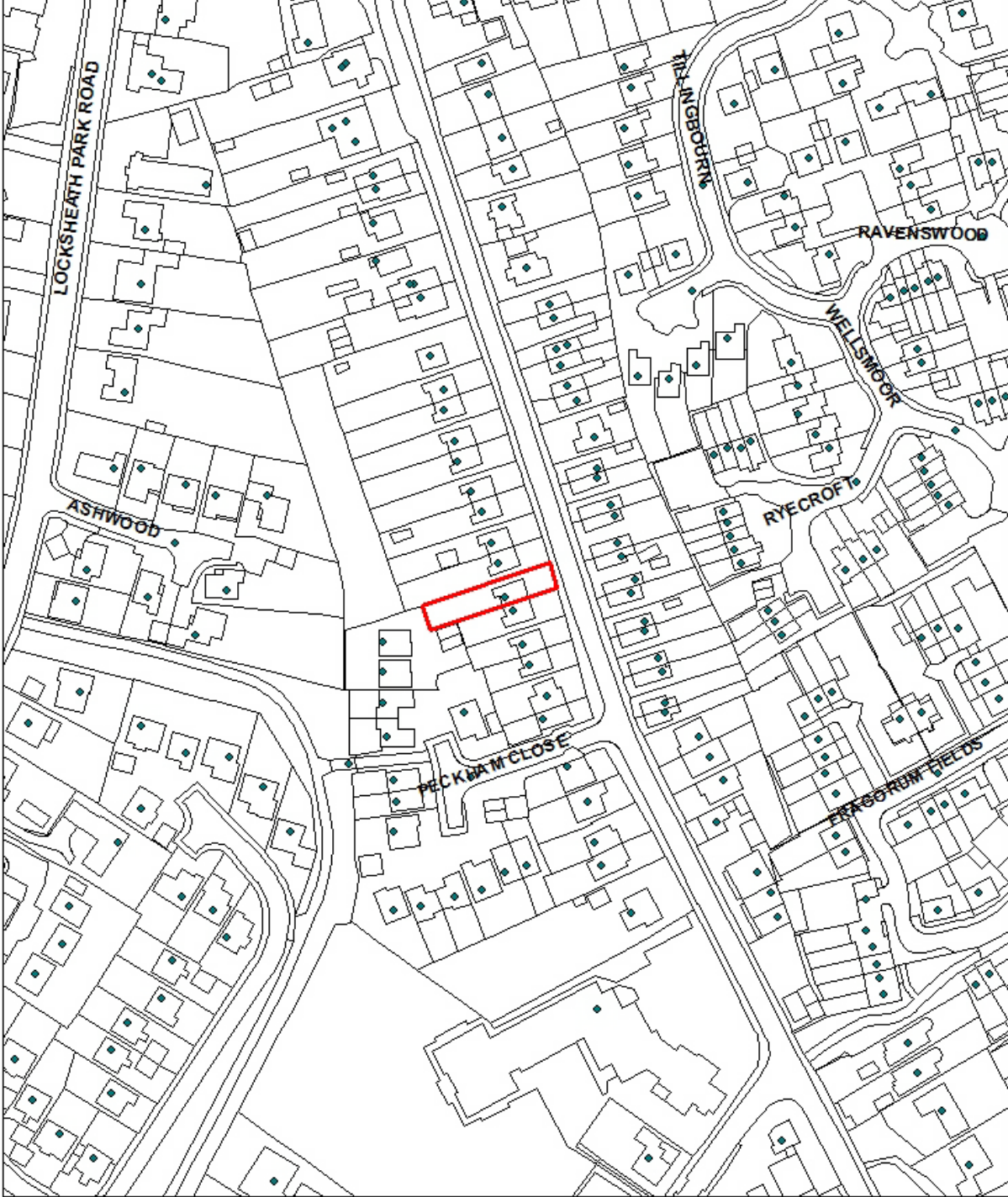
REFUSE: unsympathetic addition harmful to appearance of dwelling and character of surrounding area - contrary to Policy CS17 of the Core Strategy

***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



186 Hunts Pond Road  
1:1250

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