

**P/17/0699/FP**

**PORTCHESTER EAST**

MR DEAN ROBERTS

AGENT: MR DEAN ROBERTS

BUILD UP THE HIP TO A GABLE, FRONT AND REAR DORMER WINDOWS, SINGLE STOREY REAR EXTENSION WITH BALCONY ABOVE AND DETACHED REAR GARAGE WITH ROOM IN LOFT SPACE

13 MONTROSE AVENUE FAREHAM HAMPSHIRE PO16 8HT

***Report By***

Emma Marks - Direct dial 01329 824756

***Site Description***

This application relates to a semi-detached single storey dwelling situated on the east side of Montrose Avenue which is to the north of Leith Avenue.

The site is within the designated urban area.

***Description of Proposal***

Permission is sought for several different elements which consist of the following:-

- i) Build up the side hipped roof to form a gable, front and rear dormer windows;
- ii) Single storey rear extension which measures 4 metres in depth, 4.5 metres in width with an eaves height of 3.2 metres and a maximum height of 4.1 metres;
- iii) Rear balcony above part of the single storey rear extension
- iv) Detached garage with a room above which measuring 9.75 metres in depth, 4 metres in width with an eaves height of 3 metres and a ridge height of 5.5 metres.

***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

***Representations***

Five letters of representation has been received raising the following concerns:-

- The balcony would be intrusive
- The balcony would infringe on the privacy of my property
- The balcony is not appropriate within a dense residential area
- Object to the height of the proposed garage

***Planning Considerations - Key Issues***

Permission is sought for a number of extensions/alterations to the property which comprises the southern half of a pair of semi-detached dwellings. Levels fall north to south. The

neighbouring property at 15 Montrose Avenue has a rear conservatory 4.5 metres deep and has extended into the roof with front and rear dormer windows. The single storey rear extension will not extend beyond the neighbours rear conservatory.

A single storey rear extension is proposed with a balcony over. A number of representations have been received raising concern that the balcony above the proposed single storey rear extension would overlook neighbouring properties and result in loss of privacy. When the application was originally submitted the balcony was proposed over the entire roof area of the single storey rear extension, however it has since been reduced in depth to 2.3 metres. The balcony would include a side privacy screen 2 metres high along its northern boundary to prevent overlooking across the roof of the neighbours conservatory. The property to the south is at a lower level and has its own garage between the party boundary and its rear garden area. Officers are satisfied that in light of this there will be no direct views into the house or garden area of the property to the south. Notwithstanding the objections raised, officers are satisfied the rear extension and use of the reduced balcony will not materially harm the living conditions of the occupiers of the neighbouring properties.

The proposal includes the erection of a replacement detached garage in the rear garden. The garage is proposed to replace an existing flat roof garage but on a slightly larger footprint and with a dual pitched roof to provide a room within the loft space. The garage would measure 5.3 metres in height. A representation has been received raising concern about the height of the garage. Whilst the garage will be higher than the existing garage it would be sited adjacent to the neighbour's garage at 11 Montrose Avenue and set back some 19.5 metres into the rear garden. Officers consider the proposed garage is acceptable in size, design and siting and would not materially harm the living conditions of the occupiers of neighbouring properties.

The roof build up to form a gable with front and rear dormer windows is considered acceptable in design terms.

To conclude, the proposed alterations are sympathetic to the existing property and are in keeping with other properties in the immediate area. Furthermore, officers are satisfied that the development would not be out of character nor have an adverse impact on the street scene.

### ***Recommendation***

PERMISSION subject to the following conditions:-

1. The development shall begin the expiry of a period of three years from the date of the decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed overall layout plan - Drawing number 002 Revision E
- b) Proposed first floor plan - Drawing number 004 Revision F
- c) Existing and proposed front elevations - Drawing number 005 Revision E
- d) Existing and proposed rear elevations and section - Drawing number 006 Revision F
- e) Existing and proposed roof plans - Drawing number 008 Revision F
- f) Proposed garage details - Drawing number 009 Revision F

g) Proposed garage elevation & roof plan - Drawing number 010 Revision F

REASON: To avoid any doubt over what has been permitted.

3. The high level windows shown on the south and north elevations of the detached garage hereby approved shall be constructed so as to have a cill height of not less than 1.7 metres above internal finished floor level. The windows shall thereafter be retained in this condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

4. The first floor windows proposed to be inserted into the east elevation of the approved detached garage shall be glazed with obscure glass and be of a non-opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property

5. The balcony hereby approved shall not be brought into use until the 1.8 metre high privacy screen as indicated on the approved plans has been erected. The screening shall subsequently be retained at all times.

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

# FAREHAM

BOROUGH COUNCIL



13 Montrose Avenue  
Scale 1:1250



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