

P/13/0228/FP

PORTCHESTER WEST

MR A R & MRS & C E PORTER

AGENT: MARTIN MOYSE MRICS

ERECTION OF FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION

53 THE RIDGEWAY FAREHAM HAMPSHIRE PO16 8RE

Report By

Simon Thompson - Ext.4815

Introduction

This application is effectively a variation of an earlier application refused planning permission under P/11/0940/FP in December 2011.

Site Description

These applications relate to a two storey detached house, situated on the southern side of The Ridgeway, at the junction of this road with Paradise Lane, Fareham, all within the urban area of Fareham.

This house has an attached double garage on its western side, beside the narrow no-through road Paradise Lane, that lane serving a number of residential properties.

Description of Proposal

Erection of a front projecting porch and the addition of a first floor side extension above the existing double garage.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

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

EXTDG - Extension Design Guide (1993)

Relevant Planning History

The following planning history is relevant:

P/11/0940/FP

PROPOSED PORCH AND FIRST FLOOR SIDE EXTENSION

REFUSE 16/12/2011

P/05/0647/FP

Erection of Single Storey Rear Extension, Front Porch, Detached Garage and Boundary Wall

PERMISSION 04/07/2005

Representations

A representation in support has been received from 15 Paradise Lane to the northwest of this proposed extension, commenting the proposal would improve the look of the property and if it were their property we would want to do the same, the plans and elevations looking

good and being in keeping with the style of the house.

Planning Considerations - Key Issues

Key issues in this application's case are as follows:

Impact on living conditions

The proposed porch would not harm the amenities of persons living nearby nor would it detract from the visual amenities or character of the streetscene.

The porch is small scale and positioned so as not likely effect the living conditions/amenities of neighbours.

The first floor extension meanwhile is positioned such to not be directly opposite the habitable parts of neighbouring dwellings opposite to its side across Paradise Lane, rather the garage door of 11 Paradise Lane would be approximately 14 metres from the flank of the new extension.

Due to this favourable positioning and the sufficient distance between the extension and the dwellings on the western side of Paradise Lane, there would be no detrimental impact on the living conditions of neighbours.

Neither would the proposed front and rear facing first floor windows give rise to unacceptable overlooking of neighbouring properties.

Impact on character of the area

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

The application site is in a prominent position on the corner of Paradise Lane and currently benefits from a certain degree of space about the building on the western side due to the single storey scale of the existing garage. This helps to ensure a more spacious setting to the frontages of 11 & 15 Paradise Lane and the northern part of the lane itself, the land being quite narrow.

The proposed first floor extension would erode this spaciousness with its visually dominant, built form, to the detriment of the character of the streetscene.

The two storey flank wall of the extension would stand in close proximity to the western boundary of the application site adjacent to Paradise Lane and would have a domineering and overbearing presence on the lane and on the frontages of the dwellings on its opposite side as a result.

The proposed side extension would add to the width and bulk of the front elevation of the house such that the two storey massing of the dwelling would span almost the entire width of the plot with no visual or physical break in the front elevation other than at first floor level.

Despite the extension being proposed to have a reduced eaves height and somewhat subservient roof line, the overall effect is a poorly designed and unsympathetic addition to this dwelling, harmful to its overall appearance and the character and spaciousness of the dwelling in the streetscene.

Recommendation

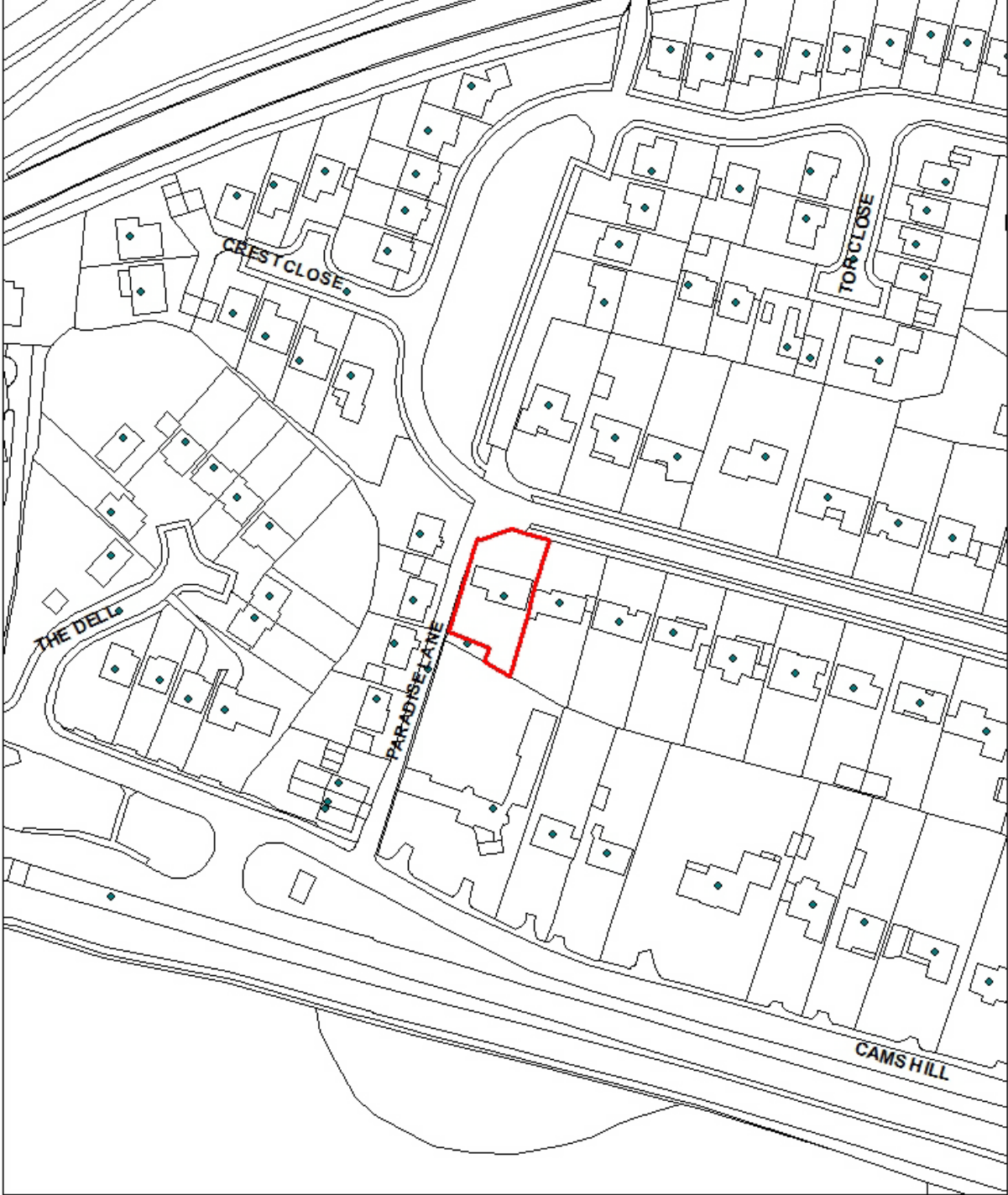
REFUSE: Unsympathetic addition; overbearing and visually obtrusive; unacceptably reduce space about building; harmful to visual appearance of dwelling and character of streetscene.

Background Papers

File: P/13/0228/FP and those referred to in the relevant planning history section above.

FAREHAM

BOROUGH COUNCIL



53 THE RIDGEWAY
1:1250

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