

P/14/0348/FP

TITCHFIELD COMMON

AGENT: MR MICHAEL COUDERC

ERECTION OF PART TWO STOREY AND PART SINGLE STORY REAR EXTENSION, FRONT ATTACHED GARAGE/CAR PORT AND INCREASE IN RIDGE HEIGHT TO PROVIDE ACCOMMODATION WITHIN THE ROOF WITH WINDOWS IN THE SIDE ELEVATION AT SECOND FLOOR GABLE.

115 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6LY

Report By

Graham Pretty (Ext 2526)

Site Description

The application relates to an established two storey detached dwelling located on the western side of Locks Heath Park Road a short distance to the north of the junction with Ashwood. The property is of modern design with a shallow pitched roof with a north-south ridge and side gables. To the front, there is a small flat roofed forward, garage/porch projection and there is a conservatory to the rear.

The area is residential but has a mixed character of styles. Adjoining the application site to the north and south the properties are of a similar age, also with low pitched roofs.

Description of Proposal

The application proposals involve several elements. To the front it is proposed to extend the existing garage projection to facilitate the conversion of the existing garage into accommodation and to provide a garage and car port, all with a new pitched roof. To the rear, both single and two storey extensions are proposed; the two storey element is located on the southern side of the dwelling extending to 2.8m from the existing rear elevation, with a further 3.3m ground floor extension extending beyond this; both these elements would have pitched and gabled roofs. On the north side to the rear a 6m deep flat roofed extension is proposed with an overall height of 2.85m.

Finally it is proposed to raise the ridge of the dwelling by about 2m to provide accommodation within the roof space with glazing elements within the south elevation gable.

Policies

The following policies apply to this application:

National Planning Policy Framework

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/14/0225/FP</u>	REAR TWO STOREY EXTENSION WITH NEW ROOF TO EXISTING HOUSE FOR FUTURE CONVERSION WITH A 40 DEGREE PITCH, GARAGE WITH ATTACHED CARPORT WITH 30 DEGREE PITCHED ROOF.
	INVALID 17/04/2014
<u>P/14/0163/FP</u>	ERECTION OF PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION, FRONT ATTACHED GARAGE/CAR PORT AND INCREASE IN RIDGE HEIGHT TO PROVIDE ACCOMMODATION WITHIN THE ROOF WITH WINDOWS IN THE SIDE ELEVATIONS AT FIRST FLOOR LEVEL AND ABOVE
	WITHDRAWN 02/04/2014
<u>P/06/1171/FP</u>	Erection of Single Storey Front and Rear Extensions
	PERMISSION 11/10/2006

Representations

One letter of representation has been received objecting to the raising of the ridge of the dwelling which is considered out of scale with the existing property and which would cause loss of light and overshadowing.

The same objectors have also indicated that the plans relating to the trees on the road frontage may be inaccurate.

Consultations

Director of Planning and Development (Highways) - No objection

Planning Considerations - Key Issues

The key issues in this case are:

- Principle of development
- Impact upon the character of the area
- Impact on adjacent properties
- Highways

Principle of development

The site is within the built up area and is a residential property. Policies CS6 and CS9 of the Fareham Borough Core Strategy allow the principle of appropriate development within this area.

Impact on character of the area

Policy CS17 of the Core Strategy, saved Policy DG4 of the Local Plan Review and emerging Policy DSP2 of the Local Plan Part 2 seek to ensure that new development is of a high quality of design and is not harmful to the established character of the area within which it is located. In this respect the primary concerns are with the proposed raising of the ridge of the dwelling and the proposed garage extension.

As the property stands the existing roof pitch is very shallow and is of 1960's design. Whilst this presents a low profile, it is also not of a form that today would represent a high quality of

design. The proposed raising of the ridge would create a roofscape that would be proportionate in scale to the remainder of the building which is not currently the case. Whilst the change would be at variance with the roofscapes of the two adjacent dwellings this group is not of such importance and prominence in the street scene that any type of change would be resisted. Additionally there is a sufficient mix of dwelling designs in the locality such that this change would not be viewed as harmful to the prevailing character of the area.

The proposed garage extension would be of an improved design over the existing and there are other examples of garages within the front gardens in the locality.

There are evergreen trees at the northeast and south east corners of the plot. These are not preserved but the applicant intends to retain them. The curve of Locks Heath Park Road had not been accurately shown on the submitted plans. Amended plans are to be submitted which show the closest tree 4.1m from the nearest part of the proposed garage. These particular trees are of very limited visual value and whilst it is the applicants intention to retain them this is not considered critical to the determination of the application proposals.

Impact on neighbouring properties

The principle concern lies with the property to the north which has two side ground floor windows. The rearmost window is to the kitchen of that property and although not the only window is the principle one in terms of light and outlook. Forward of that window is a study window which looks towards the existing gable of the application site.

The previous planning application at No.115 included a large two storey extension that would have been harmful to the amenities of the neighbour. That application was withdrawn and the current proposal involves only a flat roofed single storey extension on this side and the addition to the gable.

The two properties are about 2.5m apart and it is considered that the flat roofed extension will not result in significant harm to the light and outlook from the adjacent property. Further it is not considered that the additional bulk resulting from the raising of the ridge and the end gable of the application property would, of itself result in significant overshadowing to the neighbour's study which itself is a small room and not one of the principle rooms of that property.

The property to the south has a blank north elevation, is set further away and is not affected.

Highways

The Director of Planning and Environment (Transport) has not raised any issue with the application. The minor re-draughting of the front boundary has no impact upon access and manoeuvring areas.

Other Matters -

The inaccuracy of the drawings in respect of the front boundary has drawn attention to a number of other inconsistencies in the submitted plans. These matters are, however, minor and would not affect the recommendation. The applicant has been requested to amend the plans accordingly.

PERMISSION

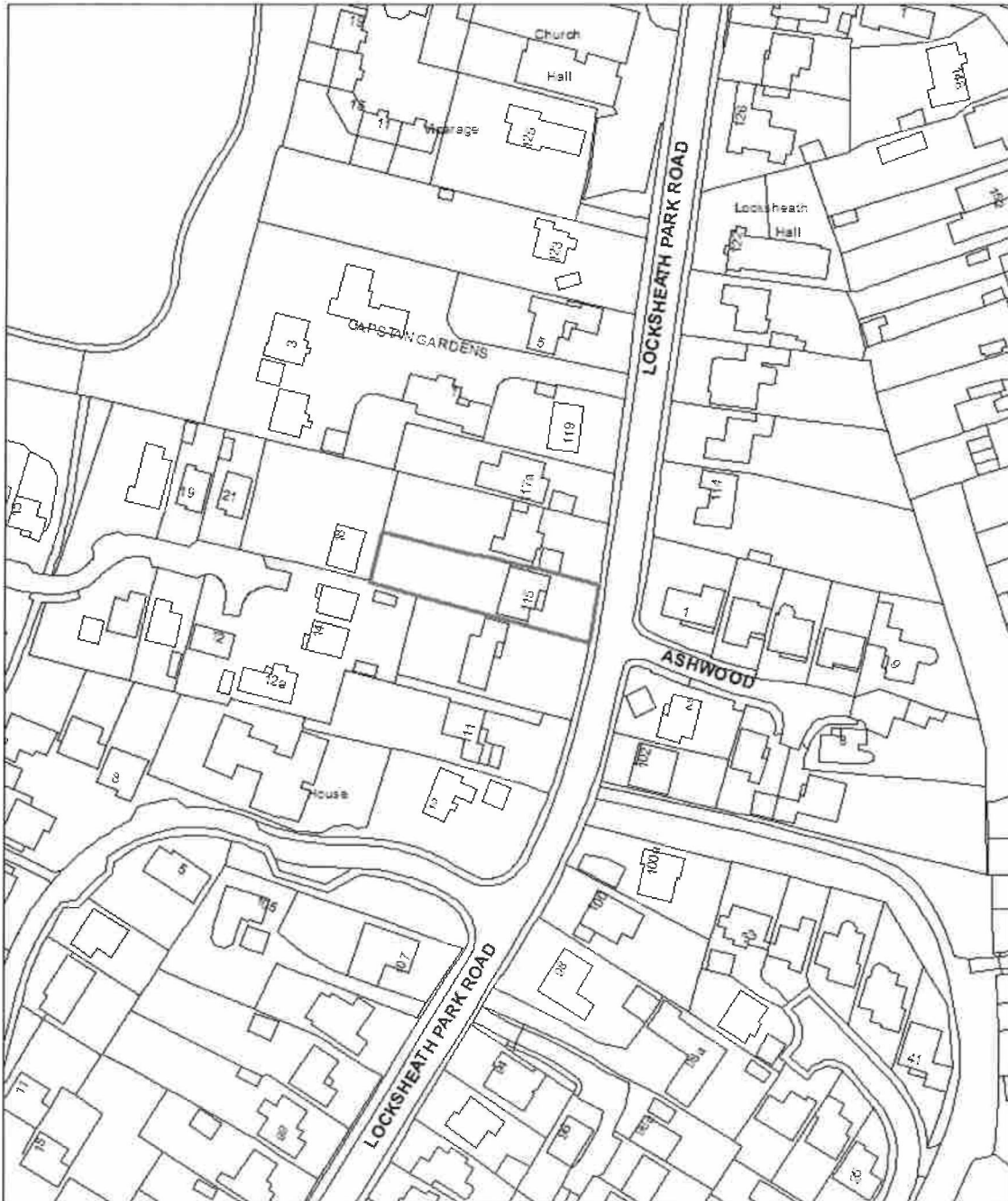
Materials to match; Details of hardsurfacing to vehicle manoeuvring areas.

Background Papers

P/14/0163/FP;P/14/0348/FP

FAREHAM

BOROUGH COUNCIL



115 Locks Heath Park Road
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014

