

P/17/0505/FP

PORTCHESTER EAST

MR & MRS BERKIN

AGENT: PRB ASSOCIATES

SIDE AND REAR TWO STOREY EXTENSION, INCLUDING REAR BALCONY
64 HILL ROAD FAREHAM PO16 8JY

Report By

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Introduction

Members will recall this planning application was reported to the Planning Committee on 13 September 2017.

The adjacent neighbour at no. 66 Hill Road raised concerns over the proposed first floor side extension being located too close to her property, namely her detached garage. Members requested the first floor side extension being set off the boundary and the application was subsequently deferred in order for officers to seek the changes.

Officers sought and agreed amendments to the proposal reflecting Members' request. The width of the first floor side extension has been reduced by 1000mm and a tiled roof canopy over the garage has been added to improve the aesthetics of the extension following the reduction of the width of the first floor element.

Following these amendments, the proposal was re-advertised. In response, objections from two separate households were received, including no. 66 Hill Road and 364 Catherington Lane, Waterlooville on the following grounds:

66 Hill Road:

- Overlooking and loss of privacy,
- Potential for a division to two flats and associated implications,
- Loss of light, overshadowing caused by balcony and stairs,
- Glare from privacy screens,
- Noise,
- Cladding not in keeping with the character of the area.

364 Catherington Lane, Waterlooville:

- Impact on street scene,
- Loss of privacy,
- Overdevelopment, out of keeping.

The application is reported again below for Members consideration.

Site Description

This application relates to a two storey detached dwelling situated on the north eastern side of Hill Road. The dwelling benefits from 3 bedrooms, a large frontage and approximately 35 metres long rear garden, with levels rising towards the rear.

Description of Proposal

Planning permission is sought for a two storey side and first floor rear extension with a balcony served by a staircase providing access to the rear garden.

The extension would provide a garage and a workshop on the ground floor, a kitchen/breakfast and a lounge on the first floor. The proposal would also result in the number of bedrooms

increasing from three to four.

The original proposal has been significantly revised. The main amendments include:

- The addition of a pitched roof over the proposed rear extension,
- Incorporating windows to match the existing property, in size and design,
- Incorporating privacy screens on the proposed balcony,
- Removal of the proposed bridge providing access from the balcony to the rear garden,
- Reducing the width of the first floor side extension by 1000mm.
- A tiled roof canopy over the garage has been added to improve the aesthetics of the extension following the reduction of the width of the first floor element.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

There is no relevant planning history.

Representations

The proposal, as presented on 13 September 2017, was revised and advertised three times. Representations have been received from six households; the amendments to the original proposal have evolved as a result of officer and neighbour concerns. The main comments from each household are summarised below:

66 Hill Road:

- Overlooking and loss of privacy,
- Potential for a division to two flats and associated implications,
- Loss of light, overshadowing caused by balcony and stairs,
- Glare from privacy screens,
- Damage to garage,
- Highway safety,
- Impact on protected species and nature conservation.

364 Catherington Lane, Waterlooville:

- Loss of privacy,
- Multiple occupancy and associated implications,
- Overdevelopment, out of keeping.

119 Hill Road:

- Potential for a division to two flats.

60A Hill Road:

- Overlooking,
- Out of keeping.

72 Hill Road:

- Set a precedent for balconies and bridges resulting in loss of privacy.

9 Portsdown Avenue, Portsmouth:

- Layout and density,
- Overlooking and loss of privacy,
- Out of character with the area.

Planning Considerations - Key Issues

- Overlooking and loss of privacy

The Council's adopted Design Guidance SPD (excluding Welborne) requires first floor windows to be at least 11 metres from boundaries they look towards and no less than 22 metres from facing windows in neighbouring houses. The new windows within the proposed rear elevation would be located over 22 metres away from the rear boundary of the application site.

The application does not propose new windows within side elevations.

The proposed balcony would have screens 1.8m high on both sides to prevent views towards the adjacent gardens, as per the Council's guidance for residential balconies. Consequently, the proposal meets the Borough's policy requirements safeguarding privacy.

- Loss of light/outlook

The proposed rear extension would measure 2.3 metres deep, set off both side party boundaries.

The Council's Design guidance advises that extensions which fall behind a line drawn at 45 degrees from the centre line of the neighbour's window, are less likely to reduce the light to these windows. The proposed extension, including the proposed balcony and stairs, would not breach the line drawn at 45 degree angle from the centre line of the rear windows of the adjacent properties at nos. 62 and 66 Hill Road, therefore the proposal meets the Council's requirements set out to prevent loss of light and outlook to neighbouring properties.

The property at no. 62 has no windows in the side elevation that could be affected by the proposal.

Number 66 has two windows within the side wall at first floor level which serve a landing. The Council's design policies safeguard living conditions in habitable rooms only. Habitable rooms are defined by the Council's Design guide as rooms usable for living purposes such as bedrooms, sitting rooms and kitchens. As such, living conditions in landings are not protected by the Council's design policies and the reduced outlook from and light to these windows cannot justify refusal of this application.

- Potential for a division to two flats and associated implications

The applicants have confirmed that the proposed extensions are aimed to provide an improved living space and not to convert the property into two separate flats. Such division would require planning permission and if such an application were submitted to the Council the impacts of such a proposal would then be assessed.

- Over development and out of character of the area

The application seeks planning permission for a two storey extension to the side and first floor extension to the back. The new building footprint would include the area in between

the garage and the original house, and the new workshop. The size of the extensions and the additional footprint would not be out of proportion with the existing dwelling. Furthermore, the size of the curtilage surrounding the property could accommodate the proposed extensions without compromising the character and usability of the property frontage and rear garden. Finally, when viewed from public vantage points along Hill Road, it would only be the two storey side extension that would be visible.

Concerns have been raised over the extension being too close to the boundary and the other detached property at no. 66 Hill Road. As explained above, the width of the first floor side extension has now been reduced by 1000mm setting the side extension of the boundary. Following this amendment, the neighbour at no. 64 did not raise this as a concern.

Further concerns have been raised over the use of wooden cladding. It is acknowledged that the application property currently has no wooden cladding on its exterior. However, cladding of an existing part of a building in most instances would not require planning permission from the Council meaning the applicant would be able to do so at a later date. A light blue finish cladding has been used on another property on Hill Road without the need for planning permission which demonstrates that this is not a matter which can reasonably be controlled by the Council.

- Damage to garage located at no. 66 Hill Road

Concerns have been raised over potential damage to the garage located at no. 66 Hill Road. However, this would be a private matter between the applicants and the neighbor and consequently cannot justify refusal of this application.

- Noise

Concerns over noise created by the users of the balcony have been raised. However, the balcony is proposed to be used for residential purposes and would be located within a residential garden where noises associated with everyday living activities can be expected. Furthermore, the balcony would be a modest size, measuring 1.7 metres deep by 3.7 metres wide.

- Other matters

The proposal triggers the need to provide three on-site car parking spaces. The frontage of the property is ample enough to accommodate three spaces. Therefore, the proposal satisfies the requirements for car parking provision for a four bedroom dwelling.

An informative to the applicant would be added to the decision notice warning that a significant adverse impact on protected species, such as bats, is an offence under the Wildlife & Countryside Act 1981 and subsequent legislation.

Recommendation

PERMISSION

Conditions:

1. The development shall begin within 3 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 floor plans, drawing number 4 revision H 10.10.17;
- b) Proposed elevations, drawing number 2 revision H 10.10.17;

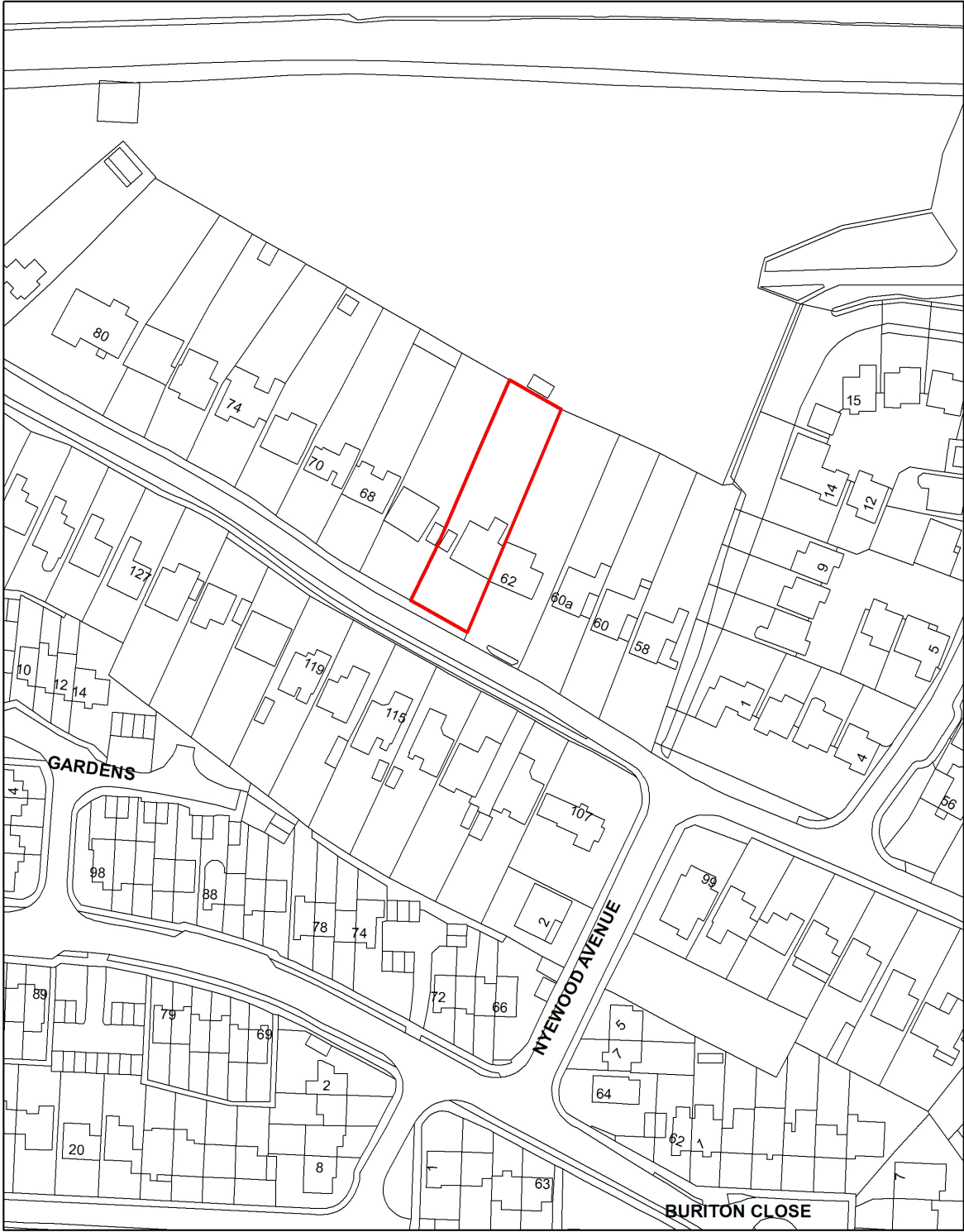
REASON: To avoid any doubt over what has been permitted.

Informative to the applicant:

Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. If the presence of bats is suspected further advice will need to be sought from Natural England on 0300 060 3900 or from The Bat Conservation Trust (0345 1300 228).

FAREHAM

BOROUGH COUNCIL



64 Hill Road
Scale 1:1.250



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