

P/17/1516/FP

SARISBURY

E WALTERS AND H MANN

AGENT: ADP ARCHITECTS LTD

TWO STOREY REAR EXTENSION, SINGLE STOREY REAR AND SIDE EXTENSIONS, CONVERSION AND ALTERATIONS TO EXISTING GARAGE, FRONT BALCONY WITH BAY BENEATH, FENESTRATION CHANGES AND BOUNDARY WALL ALTERATIONS
MYRTLE COTTAGE SWANWICK SHORE ROAD SWANWICK SOUTHAMPTON SO31 7EF

Report By

Arleta Miszewska - Direct dial 01329 824666

Site Description

The application site consists of a two storey dwelling located on the eastern side of Swanwick Shore Road in Swanwick.

The property benefits from a detached garage located to the east of the property and a vehicular access from Swanwick Shore Road running alongside the south-eastern boundary.

The building is a late 19th century building located within Swanwick Shore Conservation Area. The property is not a listed building but it is situated in a close proximity to designated listed buildings. To the south east lies Tudor Cottage, which is a listed building grade II. To the north lie the Baytree Cottages and the Hard Cottage, which are also listed buildings grade II. The properties to the north are separated from the application site by an open garden.

Description of Proposal

Planning permission is sought for a two and single storey extensions, garage conversion, external alterations including alteration and additions to the existing boundary wall.

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

DSP1 - Sustainable Development

DSP3 - Impact on living conditions

DSP5 - Protecting and enhancing the historic environment

Relevant Planning History

The following planning history is relevant:

P/17/0945/FP

Detached Dwelling to the rear of Myrtle Cottage.

WITHDRAWN

08/09/2017

P/17/0933/FP

Two and single storey extensions to front, side and rear, and

Representations

Representation from six households have been received, including one letter of support and five letters of objections raising the following concerns:

- Proposed development would be out of character,
- The proposed development would fail to preserve and enhance the main features of the conservation area, including:
 - views,
 - grouping of buildings of modest size,
 - open gardens and sense of space,
 - character and setting of listed buildings,
 - brick boundary walls,
 - trees and greenery,
 - external materials
- Future potential for a resubmission of previously withdrawn application for planning permission for a new dwelling at rear,
- Extensive glazing and removal of chimney stacks would contradict the Conservation Area Appraisal & Management Strategy,
- Overdevelopment, increase in property footprint, disproportionate with the nearby listed buildings,
- Proposed development would screen the views of important trees and put some in shade,
- Damage to private property (Hard Cottage),
- Overshadowing and overlooking of the garden of Hard Cottage,
- Design of windows would be out of character.

Consultations

INTERNAL:

Conservation Planner (Planning and Regulation) -

This residential property is a late 19th century building located in the Swanwick Shore Conservation Area. To the south of the site is Tudor Cottage, a grade II listed building. To the north is a group of 3 listed buildings separated from the site by an open garden. The application seeks two storey and single storey extensions, the conversion of the existing garage for use as a kitchen and alterations to the boundary wall.

The application has been submitted subsequent to the withdrawal of a previous application proposing larger additions. Pre-application advice from officers has been sought and this application has been submitted following discussions.

Character and Appearance of the Conservation Area

A concern with the previously submitted application was that it proposed large rear and side additions stretching across the width of the plot eroding the existing garden space and significantly altering the building's form and character. The proposals have now been significantly redesigned and reduced, the two storey element by 1.8 m to the rear and by 4.6m in width to extend no further than the side wall of the existing house. The ridge height has been lowered and the roof broken into a double pile pitched design removing the proposed large area of flat roof. In my view the proposal now retains an acceptable space between buildings and is a design that would not harm the character and appearance of the

conservation area. I have no objection to the single storey additions or re-use of the garage.

I have the following detailed comments;

- I would prefer to see the old chimneys retained rather than rebuilding or losing them, the character appraisal identifies the contribution historic chimneys make to character and appearance.
- I would not object to raising the red brick boundary wall in principle although 1.8m would be a better height. In my view the wall should rise further back from the road with a curved detail rather than a vertical change. Care will need to be taken to match the bricks, mortar colour and finish. An elevation showing the changes to the wall should be provided.
- Existing natural slates should be set aside for re-use rather than being discarded. The new additions should use a new natural slate to match. The character appraisal identifies the importance of the retention of traditional materials in the conservation area.
- Details and samples and of all external materials should be secured by planning condition.
- The return to white painted timber windows is welcomed, the use of one horizontal glazing bar in each casement and a flush design would result in a return to a window pattern more appropriate for the period of the original building.

Planning Considerations - Key Issues

PRINCIPLE OF DEVELOPMENT

The application site lies within an urban area where the principle of extending a residential property is acceptable, subject to compliance with relevant national and local planning policies.

In accordance with these policies, Officers undertook a positive approach reflecting the "presumption in favour of sustainable development" contained in the National Planning Policy Framework and engaged with the applicant in pre-application discussions to find solutions which would improve the economic, social and environmental conditions in the area.

The National Planning Policy Framework expects planning applications that accord with the policies in the Local Plan to be approved without delay, unless material considerations indicate otherwise.

DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Policy CS17 (High Quality Design) of the adopted Core Strategy (2011) requires development, amongst other, "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".

Furthermore, Policy DSP5 (Protecting and enhancing the historic environment) of the adopted Development Sites and Policies Plan (2015) requires new development "to integrate into the historic environment and respond to local character and distinctiveness". The Policy stresses the importance of preserving the settings of listed buildings and advises that development which would unacceptably harm this setting should be refused. Moreover, the Policy expects development within a conservation area to take account of the relevant Conservation Area Character Appraisal and Management Strategy.

The main features of the Swanwick Shore Road Conservation Area to be preserved and enhanced are identified in the Swanwick Shore Conservation Area Appraisal & Management Strategy. Relevant features include:

- Riverside setting,
- Views,
- Grouping of buildings of modest size,
- Open gardens and sense of space between buildings,
- The character and setting of listed buildings,
- Enclosing brick boundary walls,
- The many fine mature trees,
- Use of traditional material and architectural detailing.

The previous proposal involved a two storey extension to the side and rear. The two storey rear element was to project beyond the original rear wall by 6m, stretch across the entire width of the property and project beyond the side wall by approximately 4.5m. The height of the extension was to match the height of the main house.

The current proposal has been reduced in scale. The first floor rear and side extension has been reduced to a rear extension with a depth of approximately 4.2m. The bulk of the roof has been reduced by lowering it below the existing ridge and incorporating two hipped end pitched roofs.

The ground floor extension has been reduced by removing the side element and incorporating the existing garage located to the east into the extension instead. The massing of the ground floor extensions have been reduced by incorporating sloping and hipped roofs and returns in the walls.

Following the Conservation Officer comments, the proposal has been revised to retain the existing chimney stacks and to simplify the design of the windows. The details of external materials, including windows, are to be secured by a condition requiring details to be agreed with the Local Planning Authority in writing before the development commences.

Full details of the proposed boundary treatment has not been submitted. This detail is secured by a condition requiring details to be agreed with the Local Planning Authority in writing before the development commences.

Concerns have been raised over the use of excessive glazing within the proposed development. However, similar design solutions have already been incorporated at nearby properties which have been recently renovated and extended. Therefore, Officers do not consider the glazing proposed to be incorporated at Myrtle Cottage to be out of character.

Based on the above, Officers are of the opinion that the revised proposal, including its form, bulk, scale, location in relation to surrounding properties, spaces and views, would preserve the character, setting and appearance of the Swanwick Shore Conservation Area and the listed buildings located within it.

Officers have assessed the effect of the proposal upon the Swanwick Shore Conservation Area as required by S.72 of the Planning (Listed Buildings and Conservation Areas 1990) and consider the proposal preserves the character, appearance and setting of the Swanwick Shore Conservation Area.

IMPACT ON TREES

Concerns have been raised over the impact on protected trees located on the application site and nearby. The Council's Tree Officer was consulted on this application and commented that the proposed development would not cause an unacceptable harm to the protected trees.

IMPACT ON LIVING CONDITIONS

Concerns have been raised over the impact on living conditions of the neighbours at Hard Cottage, in particular overshadowing and overlooking of the garden.

Living conditions are safeguarded by Policy DSP3 of the adopted Development Sites and Policies Plan. The adopted Design SPD sets out detailed standards expected from domestic extensions in order to safeguard living conditions in neighbouring properties.

In terms of overlooking, the guidance 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 proposal involves moving of an existing bedroom window at first floor level by approximately 1.5m towards the north-east. The window would still serve a bedroom and would be located some 21m away from Hard Cottage. It is considered that this relocation of the bedroom window would not materially harm the current degree of privacy of the neighbours at the properties located on the north, including Hard Cottage.

It is also proposed to insert two windows at first floor level in the same elevation facing the properties located to the north. However, as these windows would serve an en-suite and a landing, and would be obscure glazed and non-opening up to 1.7m above the finished floor levels, they comply with the Council's planning policies safeguarding privacy of adjacent properties.

In terms of overshadowing, the Council's guidance expects two storey rear extensions to be located at least 12.5m away from the windows of the neighbouring houses to minimise any loss of light and outlook.

The proposed extension would be located in excess of this requirement and therefore satisfies the Council's design criteria safeguarding living conditions in adjacent properties, in terms of light and outlook.

In summary, the proposed development meets the Council's design requirements and is in compliance with the relevant policies preventing unacceptable adverse impact on living conditions of adjacent neighbours.

OTHER MATTERS

Concerns have been raised over damage to a private property. Private matters, such as this, fall beyond the scope of material planning considerations.

The potential for a resubmission of previously withdrawn application for planning permission for a new dwelling at rear has been raised as a concern. However, the local planning authority cannot prevent resubmission of a previously withdrawn application. If an application for a new dwelling at the rear of Myrtle Cottage is submitted, the development will be assessed by the Council against current planning policy and the nearby neighbours will be notified of the application and invited to make a representation. However, this matter in itself is not relevant to the determination of this application for extensions to Myrtle Cottage.

For the reasons given above, it is considered that the application accords with the local development plan for Fareham and there is no other material consideration to justify refusal of this application.

Recommendation

PERMISSION subject to conditions:

1. The development shall begin before 21 February 2021.

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 site layout. 1793-01;
- b) Proposed plans. 1793-05e;
- c) Proposed elevations. 1793-06f;
- d) Design and Access Statement by ADP Architects Ltd.

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

3. No development shall take place until samples of all external materials to be used in the construction of the development hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4. Upon removal from the roof of the building the existing slates shall be carefully set-aside for re-use. The set-aside slates shall be used to re-roof the building in accordance with the application hereby permitted; any slate that due to its condition is incapable of re-use shall be replaced with a natural slate to match in dimension, finish, colour and texture.

REASON: To preserve the character and appearance of the conservation area.

5. No development shall take place until the detailed design of all new windows, external doors and roof lights, to include elevational drawings and sections at an appropriate scale, have been submitted to and approved in writing by the local planning authority. Thereafter development to be carried out in accordance with the approved details.

REASON: To preserve the character and appearance of the conservation area

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan at an appropriate scale of the position, design, materials and type of boundary treatment to be erected on the south eastern boundary as indicated on the hereby approved site layout 1:250 (1793-01). The boundary treatment shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to secure the satisfactory appearance of the development and to safeguard the architectural and historic interest of the building and the area.

7. The unauthorised timber panels installed on the top of the existing boundary brick wall should be removed within 3 months from the date of this decision notice.

REASON: In order to secure the satisfactory appearance of the development and to safeguard the architectural and historic interest of the building and the area.

FAREHAM

BOROUGH COUNCIL



Myrtle Cottage
Swanwick Shore Road
Scale: 1:1,250



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