

**P/17/1500/FP**

MR R COLLIER

**TITCHFIELD**

AGENT: P M G BUILDING  
DESIGN & CONSULTANCY LTD

SINGLE AND TWO STOREY SIDE EXTENSIONS, RAISE RIDGE AND EAVES HEIGHT,  
DORMER WINDOWS, CANOPY PORCH, EXTERNAL FLUE TO SERVE LOG BURNER  
AND ALTERATIONS TO FENESTRATION

CONIFER RISE THE AVENUE FAREHAM PO14 3QR

***Report By***

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***Site Description***

The existing dwelling is located within the easternmost part of the application plot. The application site slopes upwards towards the east making the dwelling prominent from numerous vantage points, including Mill Lane and the A27.

The eastern boundary of the application site is adjacent to a row of dwellings located at the western end of Mount Drive. These dwellings are modest in size, single storey, detached bungalows with first floor accommodation provided within flat roof dormer windows. Consequently, when viewed from vantage points towards the east, Conifer Rise is seen in the background of the properties within Mount Drive.

***Description of Proposal***

Negotiations have taken place in an attempt to revise the current proposal, however, the applicant has requested the application is considered based on the originally submitted plans.

Planning permission is sought for two and single storey extensions to create first floor accommodation. The extensions and alterations would increase the number of bedrooms from 4 to 6.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

**Design Guidance Supplementary Planning Document (Dec 2015)**

EXD - Fareham Borough Design Guidance Supplementary Planning Document

**Development Sites and Policies**

DSP3 - Impact on living conditions

DSP5 - Protecting and enhancing the historic environment

DSP13 - Nature Conservation

***Relevant Planning History***

The following planning history is relevant:

FMU.5103/4 - Erection of agricultural dwelling adjoining The Mount, Southampton Road,

Titchfield. APPROVED with conditions.

When this dwelling was first granted planning permission, a condition was imposed to restrict its use in the following way:

The occupier of the dwelling should be a person employed at the Mount, or employed or last employed in agriculture, as defined by Section 221(1) of the Town and Country Planning Act, 1962, or in forestry, or the dependent of such a person (direction of the Minister of Transport).

### ***Representations***

Objections from 4 households have been received raising the following concerns:

- Overlooking of Fairview, Mount Drive;
- Impact on conservation area;
- Agricultural tie;
- Impact on wildlife;
- Storing of caravans, new access road has been created within the site;
- The proposal is larger than the existing house;
- Will set a precedent to build in the area ruining the open space around Titchfield and The Abbey;
- Does storing of caravans require consent?

One letter of support has been received in support of the extensions and the storage of caravans on site.

### ***Consultations***

Tree Officer - no objections. The development proposals will have no significant adverse impact on the contribution of the trees to the public amenity or the character of the wider setting as long as adequate precautions to protect the retained trees are implemented in accordance with the submitted tree protection method statement.

Environmental Health (Contaminated Land) - no objection subject to informative.

Ecology - The application is accompanied by an Extended Phase I Habitat Survey report (Ecosupport Ltd. September 2016). The report concludes that the residential building to be affected holds negligible ecological value to roosting bats and nesting birds. As such, the ecology officer has no concerns that this development would adversely affect any statutory or locally designated sites of wildlife importance, or any legally protected or notable habitats or species.

Conservation Planner - The application site lies in the south eastern corner of the Titchfield Abbey Conservation Area which was designated in 1994 to preserve the character and appearance of the Meon Valley north of Titchfield Village. The conservation area provides a setting for a number of important scheduled ancient monuments and listed buildings. The existing dwelling is a bungalow that occupies a location in the southern corner of the conservation area near the top of the eastern valley slope. The site sits to the rear of the houses on Mount Drive which are higher up the valley side and is seen in the context of this group of buildings in longer views from the west. Views of the site from Titchfield Hill and north from the valley floor are limited by existing trees and planting.

The application proposes extensions to increase the size and height of the existing building. Due to its position and proximity to existing buildings, a larger building in this particular location would not result in harm to the established character and appearance of the conservation area in respect of longer views across the valley or the wider setting of the

listed buildings and scheduled monuments. The choice of materials however should aim to keep the building visually recessive.

### ***Planning Considerations - Key Issues***

#### **IMPACT ON THE COUNTRYSIDE AND MEON STRATEGIC GAP**

The application site lies within area designated as countryside and the Meon Gap, Strategic Gap. Therefore, Policy CS14 and Policy CS22 of the adopted Core Strategy apply.

Policy CS14 restricts development within the countryside which would "adversely affect its landscape character, appearance and function".

The existing dwelling is located within the eastern part of the plot, which stretches to the north, north-west and west of the dwelling. The eastern boundary of the plot is also the boundary of the area designated as countryside and Meon Gap.

The dwelling is situated in a close proximity to a row of dwellings located at the western end of Mount Drive, which are located outside of the above allocations. Given the siting of the dwelling, close to this group of dwellings, the proposed development would not cause an adverse impact on the landscape character, appearance and function of the countryside.

The application seeks planning permission for domestic extensions to an existing residential property. Consequently, the proposal would not have a significant impact on the integrity of the Meon Gap and the physical and visual separation gap between Titchfield and Fareham.

The proposed development is considered to comply with the provisions of Policy CS14 and Policy CS22 of the adopted Core Strategy.

#### **DESIGN**

Policy CS17 of the adopted Core Strategy promotes development of high quality and prevents development which would not "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".

Conifer Rise is presently a modest size dwelling, although its footprint is larger than the footprint of the dwellings located to the rear. Due to the sloping nature of the plot, the frontage of the dwelling consists of two and single storey elements and so the height of the ridge of the roof varies between 5.2m and 6.9m. The overall width of the dwelling is approximately 20m, including a side conservatory (3.5m wide) with a pitched roof of a maximum height of 3.65m. The roof of the dwelling is hipped on both sides, with the ridge length of just under 8m.

The proposal is to extend the footprint of the dwelling to the south and create first floor accommodation within dormer windows at the front and two storey gabled end front projections to both sides of the dwelling. When viewed from the rear, the dwelling would be of a two storey height. The main roof of the house would have gable ends.

The extensions would result in the increase of the length of the main ridge from approximately 8m to 22.1m. The height of the ridge would increase by approximately 2.95m.

The proposed scale and added bulk of the dwelling would result in a development form which would appear out of proportion and out of scale within its context, namely the existing dwelling and group of modest size dwellings located to the east.

Therefore, the proposal would be contrary to the expectations of Policy CS17 which expects development to "respond positively to and be respectful of the key characteristics of the area", including scale and form.

## IMPACT ON THE TITCHFIELD ABBEY CONSERVATION AREA

Turning to impacts on the character and appearance of the Titchfield Abbey Conservation Area. The Council's Conservation Planner was consulted and raised no objection to this proposal.

When viewed from public vantage points within the Conservation Area, in particular along Mill Lane, the proposed development would be seen in the background of the houses at rear. Moreover, the views from within the Conservation Area include residential properties which are located closer to the Titchfield Abbey than the application site dwelling. These properties are also of varying sizes. The application site itself is located near to the boundary of the Conservation Area and a substantial distance away from the Titchfield Abbey.

As a result, the proposal would not alter the open spaces, landscaping, trees and important views within the Titchfield Abbey Conservation Area which form its overall character.

Consequently, the proposal is considered to meet the requirements of Policy DSP5 of the adopted Fareham Local Plan Part 2: Development Sites and Policies which seeks, as a minimum, to preserve the character, setting and appearance of conservation areas. The proposals have been considered in the light of National Guidance contained in the NPPF and the provisions of the Planning (Listed Building and Conservation Areas Act) 1990.

## IMPACT ON LIVING CONDITIONS

Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies seeks to ensure that development would not have an unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, outlook and/or privacy. More detailed design standards for domestic extensions safeguarding living conditions of adjacent neighbouring properties are outlined in the adopted Design Guidance SPD.

The existing dwelling is located on a sloping land and consists of two and single storey elements. The lower ground accommodation of the existing dwelling consists of an integral garage and a study. The ground floor accommodates a living room, dining, bath, WC and four bedrooms.

The height of the ridge of the dwelling varies. The frontage of the house measures between 5.2m and 6.9m. From the rear, the dwelling appears more levelled and the height of the entire ridge line of the house is 4.8m and the pitch of the conservatory is 3.65m high.

The proposal is to extend the footprint of the dwelling to the south and create first floor accommodation within dormer windows at the front and two storey gabled end front projections to both sides of the dwelling. When viewed from the rear, the dwelling would be two storey in height. The main roof of the house would have gable ends.

The proposal would result in the increase of width of the house from 20m to over 25m. The two storey part of the house would be 22m wide, the ridge height would be 7.2m and eaves height 5.2m. There would be five windows inserted in the rear elevation at first floor level serving both habitable and non-habitable rooms.

The proposed extension would stretch alongside the entire rear boundary of Fairview, Mount Drive. This is a single storey dwelling with rooms within the roof. It benefits from a conservatory to rear and a rear patio decking with outdoor seating. When standing in the garden of this property, it is possible to see the sloping roof of the main house of the application site. The windows within the rear elevation of the application site are screened by the existing landscaping within the garden of Fairview, Mount Drive. Consequently, the garden offers a good degree of privacy.

Whilst the rear windows of the application dwelling can be seen from within the inside of Fairview, due to them being located at a lower level than the windows at Fairview, these windows do not currently create a sense of overlooking.

It is acknowledged that the proposed windows would be located in excess of the 22m set out in the Council's Design Guidance SPD. However, due to the specific spatial characteristics of the site, as described above, and the number of windows to be introduced at first floor level, stretching alongside the entire rear boundary of Fairview, the proposal would result in the loss of privacy and creation of a sense of being overlooked within the rear garden and inside the dwelling at Fairview to the detriment of the living conditions of its occupiers.

Moreover, given the increase in width and height of the proposal, and its location directly opposite the garden and the windows of the dwelling at Fairview, the proposal would result in an unneighbourly and overbearing form of development, detrimental to the outlook from the windows and the garden of this neighbouring property.

Consequently, the proposal would be contrary to the expectations of the Council's Policy DSP3 which seeks to prevent development which would have an unacceptable adverse impact upon living conditions within adjacent properties.

## IMPACT ON PROTECTED TREES

There are a number of protected trees located on the eastern boundary of the application site, within close proximity to the proposed development.

The application is accompanied by a Tree Protection Method Statement. The statement demonstrates that the proposed development could be carried out without causing harm to these protected trees.

The Council's Tree Officer was consulted on this application and having reviewed the submitted information concluded that, subject to the precautions specified in the Statement, the development would have no significant adverse impact on the contribution of the trees to the public amenity or the character of the wider area.

## ECOLOGY

Concerns have been raised over the impacts of the proposed development upon the local wildlife.

The Council's Ecologist has been consulted and concluded that the development would not adversely affect any statutory or locally designated sites of wildlife importance, or any legally protected or notable habitats or species. Consequently, no objection has been raised.

## OTHER MATTERS

Concerns have been raised over caravan storage and associated activities taking place at the application site. Officers are currently investigating this matter and separate discussions are taking place with the landowner.

A concern has been raised that granting planning permission for this development would set a precedent for similar developments in the area harming the open space around Titchfield and The Abbey.

Each planning proposal is assessed on its own merits, the impacts on the area has been considered above.

#### Summary

The proposal is contrary to the provisions of Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

#### ***Recommendation***

**REFUSE PLANNING PERMISSION**

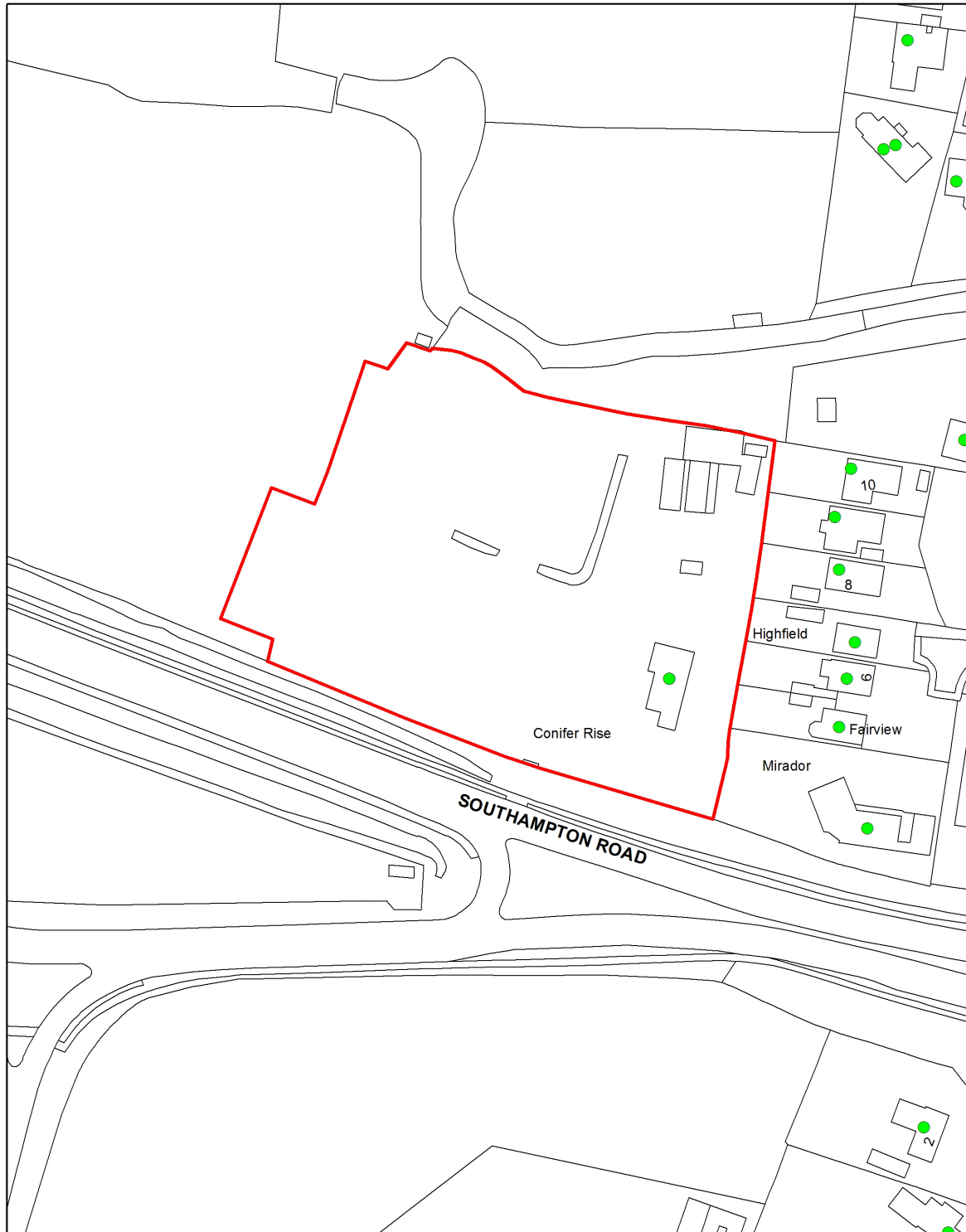
#### Reasons:

The development would be contrary to Policy CS17 of the Adopted Fareham Borough Core Strategy 2011 and Policy DSP3 of the adopted Local Plan Part 2: Development Sites and Policies and advice contained within the Fareham Borough Design Guidance Supplementary Planning Document 2015: and is unacceptable in that:

1. The proposed development would, due to its siting and the number of windows proposed at first floor level result in the loss of privacy and overlooking of Fairview, Mount Drive, to the detriment of the amenities of the occupiers of this property.
2. The proposed development, due to its width, height and siting directly opposite the garden and windows of the neighbouring property at Fairview, Mount Drive, would result in an unneighbourly and overbearing form of development, detrimental to the outlook from the windows and the garden of this property.
3. The proposed development, due to its scale, bulk and form, would result in a development form which would appear out of proportion and scale with the group of modest size dwellings located immediately to the east to the detriment of the character and appearance of the area.

# FAREHAM

BOROUGH COUNCIL



Conifer Rise The Avenue  
1:1,250



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