

P/13/0335/FP

LOCKS HEATH

MR PETER CRABB

AGENT: UNSTED DESIGN LTD

SINGLE STOREY REAR EXTENSION WITH HABITABLE ROOF SPACE

83 PETERS ROAD LOCKS HEATH SOUTHAMPTON SO31 6EL

Report By

Simon Thompson - Ext. 4815

Site Description

This application relates to 83 Peters Road (No.83), a chalet bungalow with parking on its frontage, located on the northern side of this road between Southwood Gardens and Heath Road South, Locks Heath, inside the urban area. It is one of a number of quite similar styled chalet bungalows sited on the northern side of Peters Road, round and on to the western side of Heath Road South.

Description of Proposal

Erection of a single storey rear extension with habitable roof space.

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/12/0852/FP

ERECTION OF TWO STOREY REAR EXTENSION

WITHDRAWN 18/12/2012

Representations

An email has been received from 81 Peters Road objecting on the following grounds:

- This scheme is almost identical to P/12/0852/FP and our objections remain the same;
- The "habitable roof space" would still reduce natural light and sunshine from our conservatory, garden and rear of our home, spoiling our comfort and enjoyment; and
- The chalet bungalows' rear aspect would be changed from that enjoyed from my garden.

Consultations

Director of Planning & Environment (Highways) - Subject to condition, no highway objection.

Planning Considerations - Key Issues

Key considerations for this application follow:

Impact on living conditions

Officers do not regard this extension as having unacceptable implications on the neighbouring property to the east (85 Peters Road - No.85), given for example the distance and orientation of the proposed extension from 85's nearest side windows and the nature of the rooms that neighbour's windows serve, subject to the proposed first floor eastern side bedroom window being obscure glazed and fixed shut to 1.7m above its internal floor level.

Officers consider these proposals' implications for the neighbouring dwelling to the west (81 Peters Road - No.81) as acceptable, subject to the proposed first floor western side bedroom window being obscure glazed and fixed shut to 1.7m above its internal floor level too. It is acceptable for similar reasons as for No.85, but also in No. 81's case in it's rear conservatory having an obscure roof and flank closest/opposite at about 4.2m or more from the proposed extension (greater than the 4m normally expected), with its primary outlook and facade glazing being to the north.

Impact on character of the area

This a chalet bungalow featuring flat roof dormers which is one of several such properties in this road. This proposed rear extension has been designed to reduce its bulk to its sides by reducing the eaves height, with a subsidiary roof line, and side dormers which echo such designs nearby. In Officers opinion this now presents an acceptable extension design considering for example as well the indentation up the roof slope and therefore less in sight, of the proposed side dormers, this being subject to matching external materials.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above, the proposal being considered/assessed by Officers for example as not likely to result in unacceptable impacts upon key planning issues (such as on the street scene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network), other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. Further to Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Recommendation

PERMISSION: East and west elevation bedroom 1 and 2 windows to be obscure glazed and fixed shut to 1.7m above floor level; Car parking and cycle storage provision.

Notes for Information

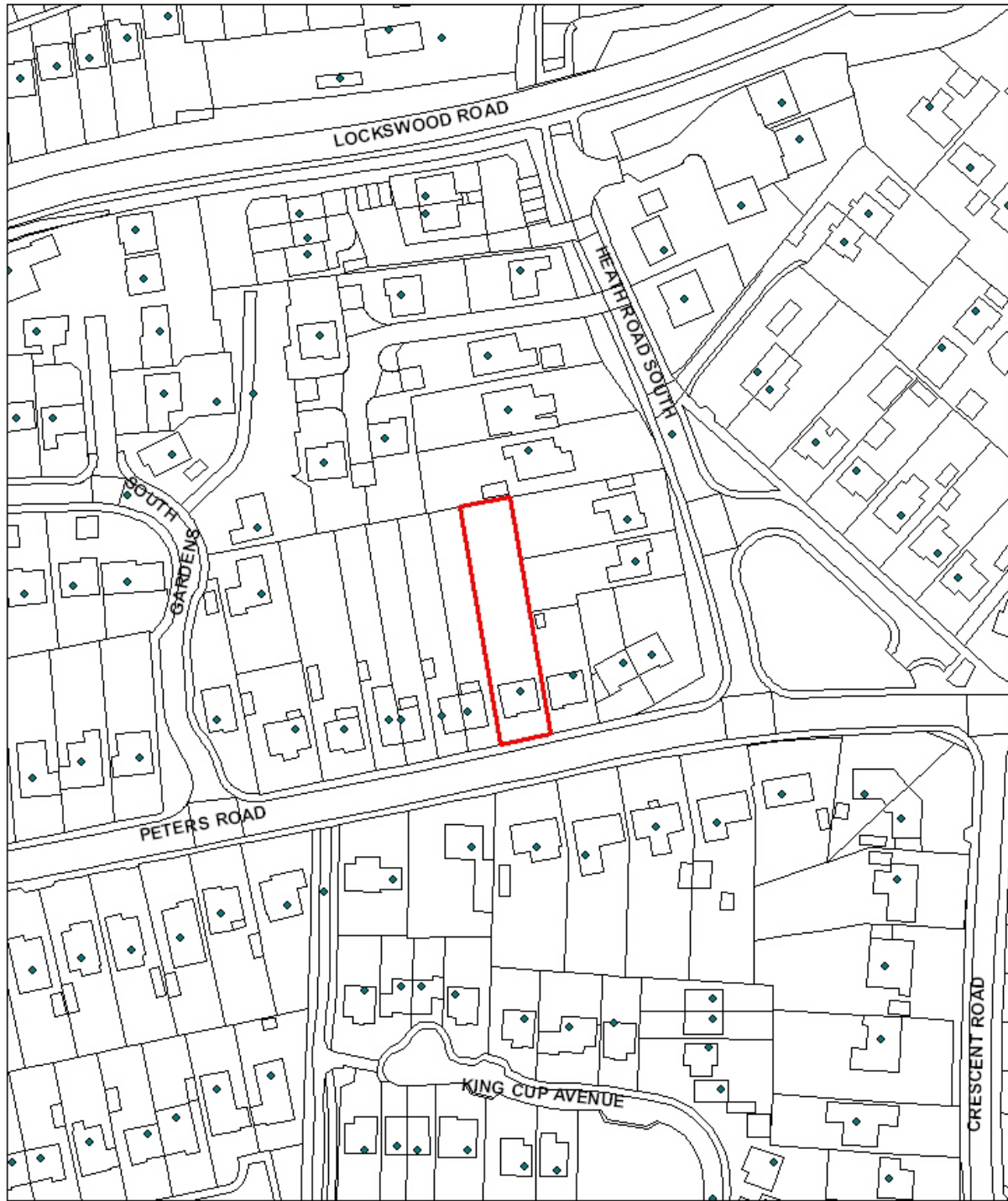
You are reminded that the first floor bathroom windows proposed for the existing chalet bungalow's side walls need to obscure glazed and, to 1.7m above their floor level, fixed shut, to not require further planning permission.

Background Papers

File P/13/0335/FP and that referred to above in the relevant planning history section.

FAREHAM

BOROUGH COUNCIL



83 PETERS ROAD
SCALE 1:1250

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