

OFFICER REPORT FOR COMMITTEE

DATE: 24/04/2019

P/18/1443/FP
MR N BAKER

WARSASH
AGENT: M2 ARCHITECTURE

SINGLE STOREY/TWO STOREY FRONT/REAR & SIDE EXTENSIONS AND
FRONT DORMER

37 BROOK LANE, WARSASH, SO31 9FF

Report By

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1.0 Introduction

1.1 The application is reported to planning committee as five third party letters of representations have been received.

2.0 Site Description

2.1 This application relates to a substantial 6-bed detached two storey dwelling located within the countryside in an elevated position overlooking the Hamble River. The dwelling is set back from the Brook Lane frontage so that it is not easily visible from the road. The dwelling is accessed via a private gated driveway which runs between Nos. 35 and 41 Brook Lane. The property has two detached garage blocks with first floor accommodation; one located adjacent to the southern boundary and one which stands to the north of the dwelling. There is ample on-site car parking.

3.0 Description of Proposal

3.1 Planning permission is sought for the erection of;

- A two storey front extension positioned centrally on the front of the dwelling
- Two front dormer windows
- A first floor side extension to the south of the dwelling above the existing snooker room
- A single storey extension to the rear of the snooker room
- A two storey rear extension across the central part of the rear elevation featuring rear balcony
- A single storey extension to the north side of the dwelling to connect the dwelling to the detached garage

3.2 The additional accommodation would comprise a gym, cinema room and additional ground and first floor accommodation with no increase in bedroom numbers.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

Policy CS14 Development Outside Settlements

Policy CS17 High Quality Design

Adopted Development Sites and Policies

Policy DSP3 Impact on Living Conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document
(excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/17/0347/FP Two Storey Front Extension, Ground Floor Link Extension to Garage, Two Storey Rear Extension, Rear Extension to Swimming Pool Room and Two Front Dormers
Permission 19 May 2017

P/16/0761/FP Ground Floor Extension
Permission 5 August 2016

P/16/0185/FP Erection of First Floor Extension
Permission 17 March 2016

P/14/0592/FP Construction of New Triple Garage
Permission 1 August 2014

P/09/0477/FP Erection of Replacement Dwelling and Triple Garage Block (Alternative to P/08/1124/FP)
Permission 20 July 2009

6.0 Representations

6.1 Five representations have been received (including one from the Fareham Society) raising the following concerns;

- Detrimental to character of the Lower Hamble Valley
- The proposal would result in the dwelling being more visible and intrusive in views from the Hamble footpath
- The existing dwelling is overbearing and out of keeping with surrounding properties

- Excessive scale
- The need for a property of this size is not justified
- Would the extension result in a change of use?
- Overdevelopment
- Insufficient boundary screening
- Loss of privacy
- No additional landscaping

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact on Character/Appearance of the Area;
- b) Impact on Living Conditions of Neighbouring Properties

a) Impact on Character/Appearance of the Area;

8.2 The primary concern in terms of the visual impact of the proposal relates to views of the property from the River Hamble to the west of the site and the impact on the Character of the Lower Hamble Valley. The importance of this high value landscape is set out within the Fareham Landscape Assessment 2017 and existing residential development on the valley slopes is described as being relatively inconspicuous.

8.3 Policy CS14 (Development Outside Settlements) states that built development outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from land or water. Officers have sought amendments to the proposal since it was submitted to ensure that the scale and bulk of the dwelling would not be significantly increased when viewed from the Hamble. As a result a substantial first floor extension over the existing swimming pool which would have significantly increased the two storey width of the dwelling has been omitted from the scheme.

8.4 In 2017 various extensions to the dwelling were permitted (P/17/0347/FP) but this permission has not been implemented to date. This included a two storey front extension and two front dormer windows similar to that now proposed, a two storey rear extension to the central section of the dwelling comparable to the two storey rear extension now proposed, and a single storey link between the dwelling and the detached garage which is now replaced with a more substantial single storey extension. The first floor side extension above the ground floor snooker room which forms part of the current proposal was also previously permitted in 2016 (P/16/0185/FP).

- 8.5 The proposed two storey rear extension would be read against the backdrop of the existing dwelling and would not protrude beyond the existing two storey flank walls. In officers opinion it would therefore not be particularly intrusive within the long distance views from the Hamble footpath. The most significant enlargement in comparison to the previously permitted scheme would be a single storey extension to the north side of the swimming pool to adjoin the garage. This extension would have a flat roof design and would not increase the expansion of the dwelling any further across the plot. A further single storey element is proposed to the rear of the dwelling at the southern end of the dwelling which would be less exposed. In comparing the proposed rear elevations for both proposals it is not considered that the alternative scheme would significantly increase bulk or result in the dwelling being more visually prominent when viewed from the Hamble.
- 8.6 Whilst it is appreciated that this is a substantial property, the dwelling sits within a large plot which is capable of accommodating it and there are no concerns regarding the loss of space about the building and the site boundaries. Officers consider that the scale and bulk of the dwelling has reached a point where any further expansion requires careful consideration to ensure that the character of the area is not materially harmed. However the question of whether there is a need for the dwelling to be so large is not relevant to the determination of the planning application. It is considered that the proposal complies with Policies CS14 (Development Outside the Settlements) and Policy CS17 (High Quality Design) of the adopted Core Strategy. It is not considered that the proposal would have an adverse impact on the character or appearance of the area.

b) Impact on Living Conditions of Neighbouring Properties

- 8.7 The proposed extensions would not be within close proximity to any of the neighbouring residential properties. The nearest properties to the south on Thornton Avenue (Nos. 14, 16 &18) are in excess of 30m from the application property with intervening tree screening. There are no concerns regarding loss of light or outlook from surrounding residential properties as a result of the proposed extensions. The proposed front dormers would be in excess of 30m from the garden boundary with No.35 Brook Lane so there are no concerns regarding overlooking or loss of privacy in this respect. There are no first floor windows proposed within the south elevation of the extensions which would face towards properties on Thornton Avenue. The proposal complies with Policy DSP3 of the Fareham Borough Local Plan Part 2: Development Sites & Policies and is considered acceptable.

9.0 Recommendation

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The works hereby approved shall be undertaken within three years from the date of this 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 hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - i) Location Plan – drwg No. 101 Rev A
 - ii) Site Plan – drwg No. 102 Rev A
 - iii) Proposed Elevations – drwg No. 1003 & 1004 Rev A
 - iv) Existing Elevations – drwg Nos. 1005 & 1006
 - v) Existing Floor Plans – drwg No. 203
 - vi) Proposed Floor Plans – drwg No. 1000 Rev D

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

3. The materials to be used in the construction of the development hereby permitted shall match as closely as possible those used on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

REASON: To secure the satisfactory appearance of the development.

10.0 Background Papers

P/18/1443/FP

FAREHAM

BOROUGH COUNCIL



37 Brook Lane
Warsash
Scale 1:2,500



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