

## **OFFICER REPORT FOR COMMITTEE**

**DATE:11/12/2019**

**P/19/1120/FP  
MR AND MRS PLOMER**

**PORTCHESTER EAST  
AGENT: MR AND MRS PLOMER**

**RAISE RIDGE HEIGHT BY 1.2 METRES, REAR DORMER WINDOW AND FRONT  
EXTENSION**

**44 ANSON GROVE, PORTCHESTER**

### ***Report By***

Emma Marks – direct dial 01329 824756

### ***1.0 Introduction***

- 1.1 This application is reported to the Planning Committee due to the number of third-party letters received.

### ***2.0 Site Description***

- 2.1 The application site is located on the southern side of Anson Grove which is to the north of Pentland Rise. There are significant level changes in the area with the land falling from north to south. The property is on a brow of a hill close to the head of the cul-de-sac where the land also falls away both to the east and west. Due to the change in levels the property is single storey at the front facing Anson Grove and two storey at the rear.
- 2.2 The property is within the designated urban area

### ***3.0 Description of Proposal***

- 3.1 Permission is sought for three different elements as follows: -
- 3.2 Single storey front extension which is a triangle shape and has a maximum depth of 3.1 metres, maximum width of 3.1 metres and a maximum height of 2.9 metres.
- 3.3 Increase of the main dwelling roof height by 1.2 metres which would result in the dwelling extending from 4.7 metres high to 5.9 metres when measured from the front elevation.
- 3.4 Rear dormer which measures 2.1 metres in height, 9.2 metres in width and 3.4 metres in depth.

#### **4.0 Policies**

4.1 The following policies apply to this application:

**Adopted Fareham Borough Core Strategy**

CS17: High Quality Design

**Adopted Development Sites and Policies**

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:

|                   |   |
|-------------------|---|
| <b>FBC.578/66</b> | Form new pitched roof over existing flat roof |
| <b>PERMISSION</b> | 15-02-1988                                    |

#### **6.0 Representations**

6.1 Ten letters of representation have been received. One of support, one raising no objection and eight letters from seven different households raising concerns on the following points:-

- The raised roof line is inconsistent
- Out of character and scale with adjacent dwellings
- Overpowering by virtue of resultant height and bulk.
- The design and materials is bulky, incongruous and not in keeping with the size, scale and appearance of the surrounding properties
- All previous applications to raise the roof have been refused
- Overbearing, overshadowing, loss of day light and sunlight
- Overlooking from the new dormer and parking area
- Increase in vehicles in the road will impact on access for emergency services, parking, and turning
- Impact on highway safety and turning
- The existing roof may be constructed from asbestos
- Colony of bats living nearby
- Concerns that the dwelling will be used for commercial purposes
- Disruption and impact on parking and health during construction
- Water run off problems

## **7.0 Consultations**

None

## **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) Design of the proposal
- b) Impact on neighbouring property occupiers
- c) Parking
- d) Other matters

### **a) Design of the proposal**

- 8.2 The property is located near the end of a cul-de-sac within Anson Grove. As you enter the road the style and appearance of the 1960's semi-detached dwellings is relatively uniform. As you get close to the end of the road where the application site is located there is a group of nine detached dwellings which were built slightly later.
- 8.3 Due to the topography of the area, the dwellings within the road are at different levels, with the height of the semi-detached properties increasing towards the application site. The nine detached dwellings within the hammer head of the cul-de-sac have had alterations over the years and are of a mixed design. Due to the level changes in several different directions the application site appears as the highest property on the southern side of the road.
- 8.4 Concern has been raised that the increase of the height of the roof would be out of character within the street scene. Due to the change in levels within the street, the houses at this end of Anson Grove differ in heights. Whilst this property is the highest on the southern side of the road, an increase of 1.2 metres would not be detrimental or out of keeping and would add variety to that which currently exists. Officers consider that the roof alteration would be of a scale and design appropriate to the host dwelling and not harmful to the character of the area.
- 8.5 The single storey front extension is modest in size and set a minimum of 13 metres back from the pavement. The extension would not be prominent within the street scene and is considered to be acceptable.
- 8.6 The rear dormer has been designed so that it sits within the roof slop of the main roof and there would be limited views of the dormer from Anson Grove. Officers are satisfied that the dormer is of an appropriate design on a rear elevation.

**b) Impact on neighbouring property occupiers**

- 8.7 The front extension is not near any party boundary with the neighbouring properties and would not create an adverse impact.
- 8.8 Consideration has been given to the increase in ridge height and the rear dormer in relation to the neighbouring properties. The neighbour to the west has one side window which is non-habitable and obscure glazed. The neighbour to the east has no windows within the flank wall. The properties are approximately in line with each other and officers consider that there would be no adverse impact with regards to light, outlook or an overbearing impact on the neighbouring property occupiers.
- 8.9 The rear dormer achieves 27 metres to the rear boundary of the site and 52 metres to the neighbours at the rear. Overlooking is a concern that has been raised but the dormer exceeds the distance recommended within the approved design guidance, oblique views are considered acceptable and not uncommon in a built-up urban area.

**c) Parking**

- 8.10 The property is proposed to be increased from a three-bed property to a five bed and to meet the adopted parking standards would need to provide three spaces. The applicant has recently extended the parking available on the site and can park approximately six vehicles on the frontage.
- 8.11 The concern has been raised that an increase in vehicles at the site could have an impact on access along the road and turning. Taking in to account that the site exceeds the recommended number of spaces required there are no highway concerns raised by this development.

**d) Other Matters**

- 8.12 The concern has been raised that the existing roof may contain asbestos. This is a point which has been brought to the attention of the applicant who is responsible to ensure it is dealt with in the correct manner.
- 8.13 The issues regarding the length of time the development may take to construct, disruption and the impact on health has been raised. Whilst it is appreciated that there may be some disturbance to neighbours, it would not be reasonable to impose planning conditions relating to a construction management plan for a development of the scale and nature proposed.
- 8.14 With regard to the concern that the proposed development might be used for commercial purposes, the application has been assessed as a householder development. Should there be an indication in the future that the premises

are used for purposes other than incidental to the enjoyment of the dwelling house, investigations would be considered at that time.

- 8.15 It has been pointed out that there have previously been applications to raise the height of properties within the road which have been refused. Officers have checked the history of the immediate area and there has been one refusal revealed in 2002 for a ridge increase of 2.3 metres. Whilst the surrounding history is taken in to consideration, each application is considered on its own merits.
- 8.16 The concern has been raised that there is a colony of bats living somewhere nearby. There has been no indication of bats roosting within the dwelling.
- 8.17 The applicant has made some alterations to the frontage of the site by extending a hardstanding and the concern was raised how the extra surface water would be dealt with. The applicant has advised that the new area would use the existing drain which serves the existing driveway.

## **9.0 Recommendation**

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration of a period of three 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 1 of 3
- b) Proposed Elevations – Drawing number 2 of 3
- c) Existing and Site Plan – Drawing number 3 of 3

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

# FAREHAM

BOROUGH COUNCIL



44 Anson Grove  
Scale: 1:1,250



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