

OFFICER REPORT FOR COMMITTEE

DATE: 22/01/20

P/19/1203/FP
BRIAN MIDDLETON

PORTCHESTER EAST
AGENT: MR ASHLEY COX

SIDE EXTENSION AND LOFT CONVERSION WITH LARGE REAR DORMER AND TWO FRONT FACING DORMERS, RAISED VERANDA AND STEPS

48 EDWARD GROVE, PORTCHESTER, FAREHAM, PO16 8JA

Report By

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1.0 Introduction

- 1.1 This application is reported to the Planning Committee in accordance with the Council's Scheme of Delegation due to the number of third-party letters received meeting the five letter threshold and their content being contrary to the Officer recommendation.
- 1.2 It is noted that these representations were in response to the application as originally submitted. The applicant has since submitted amended plans to address a number of Officer concerns as well as the concerns expressed in some of the representations however objections have not been formally withdrawn.

2.0 Site Description

- 2.1 Edward Grove slopes upwards to the north and the application property is a semi-detached bungalow with a south facing rear garden located towards the top of the road on a corner plot.

3.0 Description of Proposal

- 3.1 This application seeks permission for extensions to the roof to create first floor accommodation, a single storey side extension to increase the living area at ground floor level and a raised veranda to the rear.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17 – High Quality Design

CS5 – Transport

Adopted Development Sites and Policies

DSP3 – Impact on Living Conditions

Other Documents:

Residential Car Parking Standards 2009

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/10/0072/FP	Erection of Single Storey Rear Extension
PERMISSION	29-03-10

6.0 Representations

6.1 Five representations have been received which raise objection on the following grounds:

- Out of keeping with character of the area
- Impact upon parking
- Impact upon the structural safety of the joint chimney stack
- Loss of privacy

7.0 Planning Considerations

7.1 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 upon the character and appearance of the area;
- b) Impact upon the living conditions of neighbouring properties;
- c) Impact upon parking and highway safety
- d) Other Matters

a) Impact upon the character and appearance of the area

7.2 The property sits in a prominent position towards the top of Edward Grove and is on a corner plot. All 4 corner plots within Edward Grove are designed to have a spacious outer edge. The area in which the side extension is proposed has an open character to it and is highly visible when looking both up Edward Grove towards the north and down towards the south. The plans as originally submitted proposed a one and a half storey side extension to the property into this side garden area. It was considered that building in this gap at such a height would not be respectful of the spacious character and would have a detrimental unacceptable impact upon the spacious character and appearance of the area.

7.3 The concerns relating to the character and appearance of the area were relayed to the agent and amended plans have since been received. It is noted that the re-consultation on the amended plans did not generate any additional third-party comments.

- 7.4 The amended plans, those now before the Committee, reduce the bulk of the side extension by removing the first-floor element. The side extension is now designed to be just single storey with a flat roof finish which will tie in with the height of the existing flat roofed rear extension. This amendment will ensure that the space around the property and the layout of Edward Grove is preserved.
- 7.5 Whilst a flat roof finish to the side extension is not the most pleasing architectural treatment, it relates well to the other alterations on the application property and this design solution ensures that the key space at first floor level to the side of the property is retained.
- 7.6 The original hipped roof of the application property is now proposed to be built up to a gable end with a rear flat roof dormer window and two front dormers which are to be finished with a pitched roof. The hip to gable change to the bungalow is considered acceptable and would, as a result of not extending the first floor any further to the side (east) of the existing dwelling, be respectful of the previously defined character.
- 7.7 The rear dormer is large and will be visible from within the street scene, however, this could in fact be developed without an express planning permission under permitted development (PD) rights. This PD fallback position is a material consideration.
- 7.8 The front dormers have been adjusted so that they now relate better to the existing windows at ground floor level. Proportionately this improves the appearance of the works in the street scene. It is noted that elsewhere in the vicinity there are other dormer windows present such that the inclusion of dormer windows, both with pitched and flat roof finishes are considered to be acceptable without harm to the visual amenity of the area.
- 7.9 For the reasons given above it is considered that the proposals are now compliant with Policy CS17.

b) Impact upon the living conditions of neighbouring properties

- 7.10 The adjacent neighbour has raised concerns relating to a loss of privacy from both the raised veranda and also the rear dormer window. As is noted above, the rear dormer could be constructed without the need for an express planning permission under permitted development rights. As such there would be, and already is elsewhere in the area, some degree of overlooking of adjacent gardens from first floor windows and this is a common feature of many residential areas. Notwithstanding this, however, the openings in the rear dormer are to serve two bedrooms. Given the size of the windows taken together with the relative infrequency with which residents would usually stand looking out of bedroom windows it is not considered that the construction of this rear dormer window would cause such a degree of harm to the

surrounding occupiers by overlooking and loss of privacy as to justify refusal of the application.

- 7.11 Officers initially expressed concern that there would likely be an unacceptable loss of privacy as a result of the raised veranda. This can be overcome by the addition of a privacy screen extending for the length of the veranda at a minimum height of 1.7 metres. This is shown on the amended plans and the provision of the screen is secured by planning condition.
- 7.12 The neighbour opposite the site was visited, and an assessment made from within their front bedrooms and their rear garden. Given the level change from south to north, this neighbour had concerns at overlooking from the new first floor, front facing dormer windows, to the ground floor rooms of this neighbouring dwelling. The proposed front dormer windows are approximately 22 metres away from the front windows in number 21 across a public highway. Furthermore, it is noted that the eastern most of the two dormer windows (the one closest to this affected neighbour) is to serve a bathroom and the second is to serve a study. A distance of 22 metres is normally considered acceptable between first floor windows that look onto each other. Given the use of the rooms and the separation distance across the public realm, it is considered that the proposed dormers will not result in an unacceptable loss of privacy. For this same reason it is not considered that there will be an unacceptable loss of privacy to the rear garden of 21.
- 7.13 For the reasons given above it is considered that the proposal is now compliant with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies provided that a condition relating to privacy screening is attached to the permission.

c) Impact upon parking and highway safety

- 7.14 It is proposed, as a result of the works, to create an extra bedroom making the application property a 4 bedroom home. Therefore, one more off road parking space is required in order to meet the requirements of the Fareham Borough Residential Car & Cycle Parking Standards.
- 7.15 There is adequate space on the application site to provide the necessary parking and this can be addressed by a condition requiring one further off-road parking space to be provided.

d) Other matters

- 7.16 The occupier of the neighbouring property has made comments about the lack of previous work by the applicant to the joint chimney stack. No works are proposed to the existing chimney stack and therefore this is not something that can be considered as a part of this application. Furthermore, this appears to be a civil matter between the two parties. Any structural issues would need to be dealt with by a Buildings Surveyor at the Building

Regulations approval stage. As such no weight can be afforded to this representation.

Conclusion:

- 7.17 The proposed amended plans address both the Officer and third-party comments regarding the impact of a first-floor side extension upon the character of the area. The proposals as now submitted are considered to be respectful of the visual amenity of the area and will not result in any adverse harm to the amenity of neighbours. The proposal is now considered to be acceptable for permission and is recommended to the Committee accordingly.

8.0 Recommendation

8.1 PLANNING PERMISSION, subject to conditions:

1. The development shall begin within 3 years of the date on 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. Drawing No: 19.48EG.design.01 – Existing Elevations
 - b. Drawing No: 19.48EG.design.02 – Existing Floor Plan
 - c. Drawing No: 19.48EG.design.03 – Proposed Ground Floor Plan
 - d. Drawing No: 19.48EG.design.04 – Proposed First Floor Plan
 - e. Drawing No: 19.48EG.design.05 – Proposed Elevations
 - f. Drawing No: 19.48EG.design.06 – Proposed Elevation
 - g. Drawing No: 19.48EG.design.07 – Proposed Elevations
 - h. Drawing No: 19.MIDDLETON.B-SLP – Site Location PlanREASON: 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 building unless otherwise agreed in writing with the Local Planning Authority.
REASON: To secure the satisfactory appearance of the development.
4. The fourth bedroom, hereby approved, shall not be first occupied until one further off-road parking space measuring a minimum of 4.8 metres x 2.4 metres has been constructed within the application site and made available for use. This parking space shall thereafter be kept available for the parking of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.
REASON: In the interests of highway safety.

5. No development shall take place above damp-proof course level (dpc) until details of the proposed privacy screen have been submitted to and approved in writing by the local planning authority. The proposed new veranda hereby approved shall not be brought into use until the privacy screen has been erected at a minimum height of 1.7 metres above the finished veranda level in accordance with the approved details. The screening shall subsequently be retained at all times.

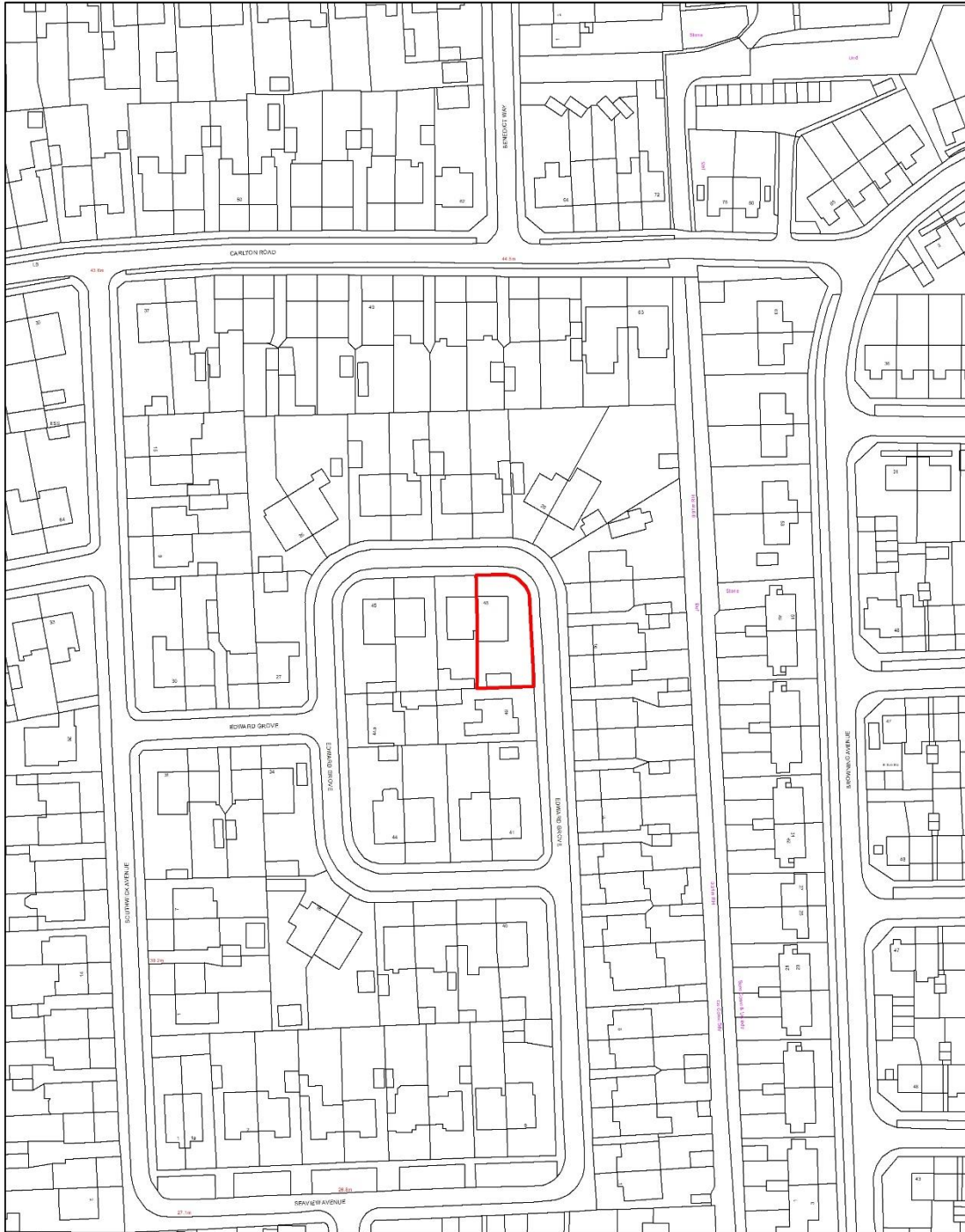
REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

9.0 Notes for Information

10.0 Background Papers

FAREHAM

BOROUGH COUNCIL



48 Edward Grove
Scale 1:1250



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