

OFFICER REPORT FOR COMMITTEE

DATE: 6th MAY 2020

P/20/0282/FP
MR M ALLEN

WARD: HILL HEAD

TWO STOREY FRONT AND REAR EXTENSION AND REMODEL AND RAISE ROOF HEIGHT.

7 COTTES WAY, FAREHAM, PO14 3NB

Report By

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1.0 Introduction

- 1.1 This application is reported to the Planning Committee due to the number of third-party letters that have been received.
- 1.2 Amended Plans have been received adjusting the proposal which include reducing the number of roof lights from on the northern elevation from six to two rooflights. One rooflight is obscure glazed as it serves an ensuite and the other serves a stairwell.

2.0 Site Description

- 2.1 This application relates to a detached bungalow located on the north western side of Cottess Way on the corner with Hurst Close. The site is set back from the highway by a driveway. There is also an access to the rear (south) of the site from Hurst Close. The property comprises of a brickwork bungalow with two bay window features on the front elevation.
- 2.2 The character of Cottess Way is varied with a variety of different semi-detached and detached two storey dwellings. The dwellings comprise of a mixture of styles and materials. The application site sits adjacent to a two-storey detached dwelling and there is another detached dwelling on the opposite corner with Hurst Close.

3.0 Description of Proposal

- 3.1 The proposal is to increase the ridge height of the existing roof, to add a first floor and to construct a front and rear two storey extension. This would provide a lounge, study, snug, kitchen/dining area, boot room, WC and utility room at ground floor level. The first floor would accommodate four bedrooms including two-ensuites, a dressing room and bathroom.

- 3.2 The ridge height would increase 1m in height to accommodate first floor accommodation. The eaves height on the northern side has been designed in a way to minimise any impact to the neighbouring occupiers at No 7a. Therefore, on the northern elevation the eaves height increases by an additional 0.6m and on the southern elevation where there are no directly adjoining neighbours the eaves height increases by approximately 2.2m.
- 3.3 The proposed front extension would include a full two storey extension on the southern side of the property finished in brickwork with a front facing gable. To the north side, the roof is hipped with a large catslide roof down to the already mentioned, low eaves, adjacent to number 7a. This part of the extension is also proposed to be finished with render. The two storey front extension would be positioned so that it sits behind the front elevation of the neighbouring property No 7a creating a step back and would retain the majority of the existing driveway.
- 3.4 The proposed rear extension would form a continuation of the hipped roof remodel and would also include a single storey flat roof extension which would project an additional 4m from the rear elevation. The rear extension would be finished in brickwork and the existing render on the ground floor side elevation would be retained.
- 3.5 In terms of fenestration, the front elevation would have two windows and a pitched roof porch which would include the front door. There would be a two windows at first floor level, one would be located above one of the ground floor windows and the other would be located directly above the porch. The rear elevation would include a set of bi-folding doors and a small window at ground floor and the first floor would include three windows. The northern elevation would include a window at ground floor as well as the existing side window and door and there would be two roof lights. The southern elevation would also retain the three side windows at door as well as the addition of an additional ground floor window and three first floor windows.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS5: Transport Strategy and Infrastructure

CS17: High Quality Design

Adopted Development Sites and Policies

DSP2: Environmental Impact

DSP3: Impact on Living conditions

Other Documents:

5.0 Relevant Planning History

5.1 There is no relevant planning history for the application site.

6.0 Representations

6.1 Seven third party objections have been received from 6 separate addresses (2, 4, 6, 7a, 8 Cottles Way, 5 Hurst Close and 26 Esplanade, Fowey, Cornwall) objecting on the following grounds:

- Over-development of plot
- Open corner aspect will be lost
- Too close to road
- Loss of front garden
- Insufficient parking
- No room for screening/planting
- Overwhelm properties to north and bungalow behind
- Extend beyond building line
- Not in keeping with charter of surrounding area
- Rear extension could hinder effective rainwater drainage
- Overbearing
- Loss of privacy
- Loss of light
- Loss of outlook
- Loss of sea view
- Covenant preventing application site being converted to two storey
- Unsympathetic design
- Parking would be located in front garden
- Garage could be built in front garden

7.0 Consultations

None.

8.0 Planning Considerations

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

a) Design

- b) Impact on residential amenity
- c) Parking
- d) Other matters

a) Design

- 8.2 The application site comprises of a detached bungalow set within a large corner plot. The bungalow is one of the only bungalows located within Cottes Way as the majority of dwellings consist of large two storey dwellings. The dwellings within Cottes Way sit on relatively large plots and the majority of properties are set back from the highway by driveways and front gardens. The area is varied in character and there is no distinct building line within the road.
- 8.3 The application site is positioned on the corner with Hurst Close where the majority of properties consists of bungalows. However, on the opposite corner of the road is the property 3 Cottes Way which was previously a bungalow before it was granted permission for a similar proposal to demolish the rear projections, provide a new front and rear extensions and remodel and raise the ridge in 2017 (Ref P/17/0844/FP). In comparison to the application site, the previous bungalow was of a similar size and was also located on a corner plot. It also had a similar relationship between the bungalows to the rear on Hurst Close. The design of No 3 is different to the proposed, however, it is considered that a two-storey dwelling on a corner plot within this location would be acceptable, would not over-whelm the bungalows to the rear.
- 8.4 To the north of the application site is another two-storey dwelling No 7a. This property is much larger in scale than the application site and projects further forward than the existing bungalow.
- 8.5 The proposed extensions and remodelling of ridge height would substantially change the appearance of the existing bungalow. However, it is not considered that the existing bungalow makes a significant contribution to the character of the surrounding area. The application site is surrounded by two-storey dwellings and having regard to the varied character of Cottes Way it is considered that a large two storey extension would be an acceptable addition to the host dwelling and street scene.
- 8.6 The proposal would sit comfortably within the existing plot and has been designed so that the width of the property remains as existing and the eaves height on the northern side has been sensitively designed to mitigate any impact on No 7a.
- 8.7 Concerns have been raised that the proposal would result in the loss of the front garden and open aspect of the area. However, there would be sufficient

space retained in front of the property to be used for parking. The proposal would also be set back a suitable distance from the highway which would be similar to the neighbouring property at No 7a. Parking would be located at the front which would be appropriate as the majority of properties along Cottes Way have front driveways.

8.8 The mixture of brickwork and render materials would be appropriate as Cottes Way includes a variety of different materials.

8.9 It is considered that the proposal would be respectful of the character of the area and would respond positively to the key characteristics of the area such as scale, form, spaciousness and use of materials. As such the proposal is considered to comply with the requirements of policy CS17.

b) Impact on residential amenity

8.10 No 7a Cottes Way is located to the north of the application site. There is a front door, a utility window and a kitchen window on the southern elevation facing onto the application site. The kitchen window currently looks onto a 1.8m boundary fence and the side wall and eaves of the existing dwelling. The proposed extension has been designed in a way so that the eaves height increases only by an additional 0.6m which is not considered to result in any loss of outlook to the kitchen window at 7a such that any impact would be significantly adverse.

8.11 The neighbouring kitchen/dining area is also served by a set of French doors on the western elevation which allows light into the kitchen/dining area and results in the side windows adjacent to the proposed extension very much as secondary windows to that room. Additionally, as the kitchen window already looks onto the side wall and a boundary fence, it already has limited outlook from this window.

8.12 At first floor level there is an obscure glazed window serving an en-suite and a secondary bedroom window. Therefore, it is not considered that the proposed increase in roof height would impact the first-floor windows.

8.13 In terms of the impact of the proposed front extension on No 7a, the proposed front extension would not project beyond the front elevation of No 7a and there would be only a high-level window facing onto their southern elevation.

8.14 In terms of the impact of the rear extension, the two-storey extension would not project further than the rear wall at No 7a. However, the single storey

extension would project an additional 4 metres. Having regard to the separation distance of 2 metres between the single storey extension and the boundary with No 7a and 4 metres between the side wall of No 7a, it is not considered that the proposal would result in any significant adverse impact on the occupiers of No 7a.

- 8.15 No 5 Hurst Close is located immediately to the rear of the application site. No 5 Hurst Close has a garage projecting along the eastern side of the dwelling. There are no habitable room windows located on this elevation and there would also be a 15 metre separation distance between the proposal and the side elevation of the garage at No 5. It is considered that the proposed extension would not result in any loss of light, increased sense of enclosure or overshadowing to the occupiers of No 5. The garden at No 5 is located adjacent to the garden at No 7a. Therefore, any views from the first-floor windows of the application site would be oblique and would therefore not result in any significant loss of privacy.
- 8.16 To the south of the application site is 3 Cottles Way. Hurst Close separates the application site from No 3. Having regard to this separation distance, it is not considered that the proposal would result in any material loss of light, increased sense of enclosure or overshadowing to the occupiers at No 3 Cottles Way.
- 8.17 Opposite the application site is No 6 Cottles Way, there is a separation distance of approximately 25 metres between the application site and the front boundary wall. Therefore, it is not considered that the proposal would result in any material adverse impact on the amenities of No 6 Cottles Way.
- 8.18 No 8 Cottles Way is also located opposite the application site. There is a separation distance of at least 29 metres between the application site and front boundary wall of No 8. Therefore, it is not considered that the proposal would result in any material loss of light, increased sense of enclosure or overlooking to the occupiers at No 8. Concerns have been raised regarding loss of privacy to the side garden. However, having regard to the large separation distance and as No 7a and No 9 are both two storey dwellings located opposite No 8, it is not considered that an additional storey on No 7a would result in any material loss of privacy.

c) Parking/Highways

- 8.19 The Council's Residential Car Parking Standards SPD sets out that a 4-bedroom dwelling should provide at least 3 on-plot car parking spaces. There is sufficient space to park at least 3 vehicles in the front garden of the

application site. Furthermore, there is an additional car parking space located to the rear of the site that can be accessed from Hurst Close. It is therefore considered that the proposal would comply with the Residential Car Parking Standards SPD.

8.20 A dropped kerb has already been installed on the southern and eastern side of the driveway to accommodate the access.

d) Other Matters

8.21 Objections have been received regarding a covenant on the property preventing it being converted to a two-storey dwelling. This is not a material planning consideration and cannot be considered as part of the determination of this application.

8.22 Concerns have been raised regarding drainage issues caused by the proposed single storey rear extension. The applicant has confirmed that an underground soakaway would be provided and would be located approximately 5m away from the extension within the confines of the site. The wastewater would remain the same as the existing dwelling.

8.23 The loss of a view of the sea is not a material planning consideration as there is no right to a view.

8.24 One objection states that there would be no space within the front garden for screening and planting. It is considered that in this instance, there is no requirement for a screening/planting condition.

8.25 Another objection comment raises concerns that a garage could be built within the front garden. This is not part of the proposal. However, should the applicant wish to do this in the future then planning permission would be required.

e) Conclusion:

8.26 To conclude, it is considered that the proposal would respond positively and is respectful to the key characteristics including landscape, scale, form and spaciousness and use of materials of the surrounding area and therefore complies with Policy CS17 of the Core Strategy. The proposal provides sufficient parking and therefore complies with Policy CS5 of the Core Strategy as well as the Residential Car Parking Standards. The proposal would also ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development and would therefore be in

accordance with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before three years from the date of this permission.

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 approved documents:
 - a) Location Plan 1:1250
 - b) Block Plan 1:500
 - c) Existing Floor Plans and Elevations 110320PL1a
 - d) Proposed Elevations 110320PL1b
 - e) Proposed Ground Floor, First Floor and Roof Plan 11320PL2a

10.0 Notes for Information

11.0 Background Papers

FAREHAM

BOROUGH COUNCIL



7 Cottles Way
Scale 1:1250



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