

OFFICER REPORT FOR COMMITTEE

DATE: 15/07/2020

P/20/0448/FP
MR AND MRS FUGE

TITCHFIELD COMMON
AGENT: MR PAUL GOSLING

PROPOSED SINGLE STOREY REAR EXTENSION (FOLLOWING DEMOLITION OF CONSERVATORY), GARAGE CONVERSION, FRONT BAY WINDOW AND CANOPY PORCH, DETACHED CARPORT/GARAGE AND CLADDING/RENDERING TO EXISTING PROPERTY (ALTERNATIVE TO P/19/0278/FP)

10 SUMMERFIELDS, LOCKS HEATH, SOUTHAMPTON, SO31 6NN

Report By

Lucy Knight – direct dial 01329 824579

1.0 *Introduction*

- 1.1 This application is to be decided by the planning committee due to receiving in excess of 5 third party objections.

2.0 *Site Description*

- 2.1 This application relates to a detached two storey property at the end of a small cul-de-sac within Summerfields.

3.0 *Description of Proposal*

- 3.1 Permission was granted on 12 April 2019 for a single storey rear extension, garage conversion, front bay window and canopy porch and a detached carport/ garage - P/19/0278/FP refers. This application now seeks to amend that permission to add black painted timber weatherboard cladding to the top half of the front of the property with a wrap around to the sides and white render to the bottom half.

4.0 *Policies*

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

Other Documents:

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

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/19/0278/FP	Single Storey Rear Extension (following demolition of the existing conservatory), Garage Conversion, Front Bay Window and Canopy Porch, Detached Carport/ Garage.
APPROVE	12/04/2019

6.0 Representations

6.1 Seven letters of objection were received during the 21-day period for comment from six different households, four properties within Summerfields and two properties within Locks Heath Park Road which raise the following concerns:

- Changing the external appearance of the building
- Out of character with the Georgian style of the development
- Set a precedent

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) background;
- b) Impact upon the character and appearance of the area.

8.2 a) Background
It is important to note that whilst the description of development for this application includes a single storey rear extension , a garage conversion, the provision of a front bay window and canopy porch plus a detached carport/garage, all these alterations and extensions, including the replacement of the windows in the dwelling, benefit from a planning permission already. The key consideration in the determination of this application therefore, is the impact of the proposed change in external facing materials on the defined character of the area.

- b) Impact upon the character and appearance of the area

- 8.3 Summerfields is an estate built in the 1980's with mock Georgian style properties. Number 19 is in the corner of a small cul-de-sac within the estate. Most of the properties within the estate remain unaltered from their original construction in this Georgian style.
- 8.4 The application previously approved in April 2019 permitted the removal of the Georgian style window bars and their replacement with clear glazed panes. It also involved changing the front of the property to have a square bay window with a canopy over and therefore, changing the overall look and style of the property as a whole. The approved carport/ garage was approved to be constructed with timber cladding. The approved plans did not specify a colour for this cladding nor was a condition attached to the permission requesting details. As such the acceptance of this material in the Summerfields area is considered as acceptable.
- 8.5 The application property is visible from within the street scene at the bottom of the cul-de-sac, however, the property is orientated almost side on to this part of the street such that the primary part of the house visible as you move towards the site is the two storey gabled wall to the side elevation. The proposed cladding will wrap around the front corner of the dwelling onto this gable end, however, there is only a small amount of cladding and render returning around the side of the property with the large expanse of flank wall visible remaining unaltered.
- 8.6 The front of the property as existing has a white garage door, a white front door with white decorative canopy over and the bay window is also white. This results in very little facing brick at ground floor level to the front of the property such that the rendering of the ground floor between these different openings is considered to be acceptable without harm to the character of the area or to the detriment of the mock Georgian architectural style throughout Summerfields. Furthermore, there are bungalows within the estate that are finished in white render and so the addition of the render to the front of the property is not considered to be alien to the style of the existing estate or appear as harmful to the character and appearance of the area.
- 8.7 The top half of the property is proposed to have black painted timber weatherboarding. Although there is currently no weatherboarding within the immediate area, the application property is set back from the main street situated in the corner of a cul-de-sac where it is most visible to the property's opposite. Furthermore, the garage/ carport approved as a part of P/19/0278/FO is to be finished in timber cladding and is approved in a position facing towards the main road of the estate making it highly visible.

8.8 A number of objectors suggested that allowing this application would set a precedent for future applications, however, each planning application is to be assessed on its own merits.

8.9 One of the representations received mentioned that anthracite grey windows would also be out of keeping with the appearance of the area, however, the proposed grey windows are only to the extension at the rear of the property and were approved as a part of the previously approved application.

8.10 Conclusions

8.11 The change to the appearance of the property is not considered to be harmful to the character and appearance of the area due to the location of the application property, the existence of render elsewhere within the estate, the timber cladding to the garage building already approved and the fact that the alterations previously approved already alter the appearance of the property significantly removing the typical Georgian character common in the remainder of the estate.

8.12 For the reasons given above officers consider that the proposal complies with Policy CS17 of the Local Plan Part 1: Core Strategy.

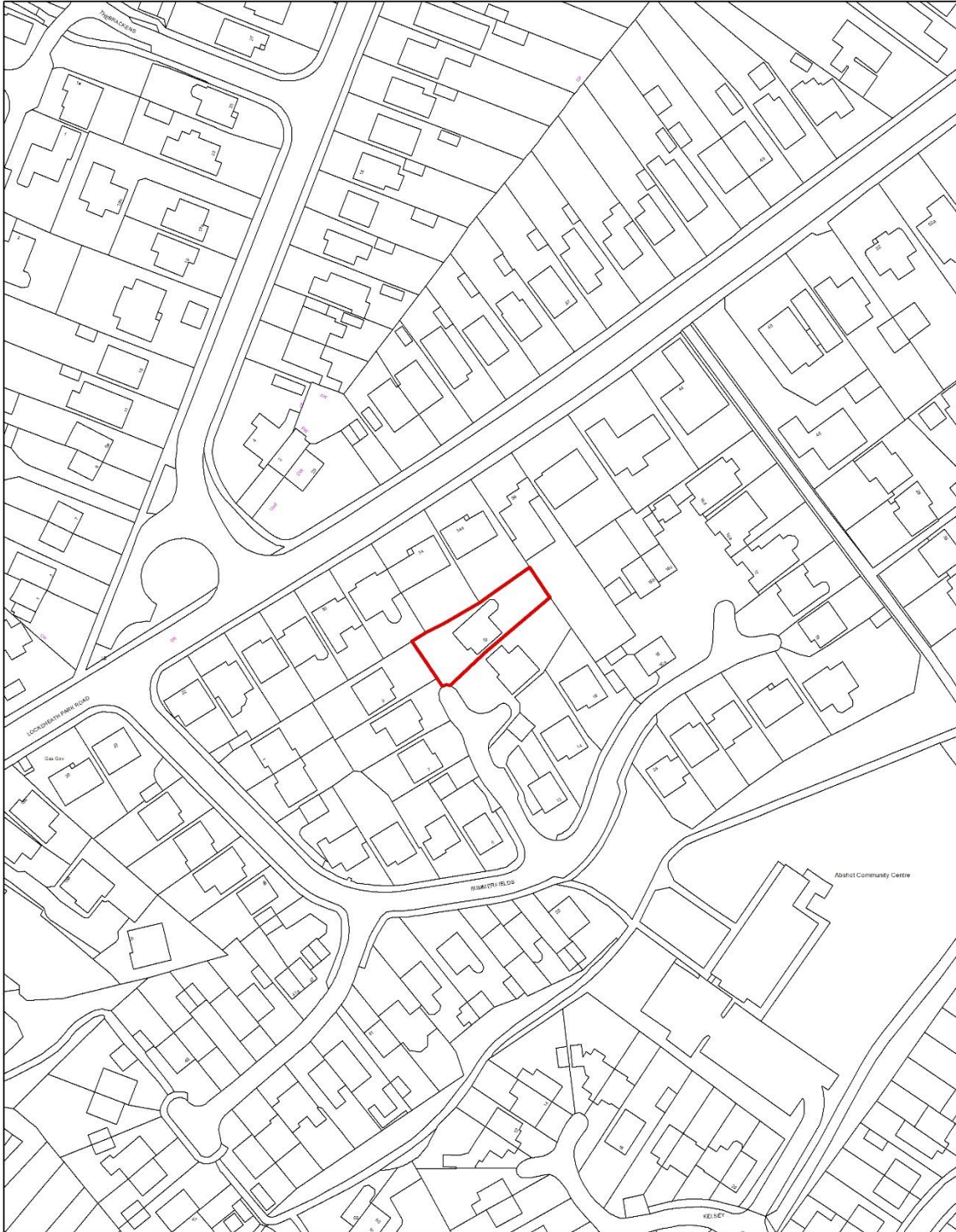
9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to 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. Drawing No: 001 rev C – Existing Plans
 - b. Drawing No: 002 rev C – Proposed Plans
 - c. Drawing No: 003 rev D – Proposed Plans

FAREHAM

BOROUGH COUNCIL



10 Summerfields
Scale: 1:1,250



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