

OFFICER REPORT FOR COMMITTEE

DATE:18/11/2020

P/20/1040/FP
MR BARRY MCNAUGHTON

PORTCHESTER EAST
AGENT: APPLECORE PDM LTD

SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH GABLE BUILD UP, FRONT AND REAR DORMER WINDOWS
5 KELVIN GROVE, PORTCHESTER

Report By

Emma Marks - direct dial: 01239 824363

1.0 Introduction

1.1 This application has received two letter of objection and been called onto the Planning Committee Agenda at the request of a local ward member, Councillor Roger Price, on the following grounds:

a) the bulk and loss of light to number 3 Kelvin Grove.

2.0 Site Description

2.1 This application relates to a semi-detached bungalow on the southern side of Kelvin Grove which is to the east of Hill Road. The road is made up of various different house types consisting of bungalow, chalet bungalows and full two storey houses. There is a change in level on the site with a drop from north to south.

2.2 The property is within the designated urban area.

3.0 Description of Proposal

3.1 Planning permission is sought for the erection of a rear extension which measure 6 metres in depth from the rear wall of the original dwelling. A loft conversion is also proposed with the building up of a side hipped roof to a gable and the provision of front and rear dormer windows.

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 None

6.0 Representations

6.1 Two letters of representation have been received raising the following concerns: -

- The size of the extension
- Overlooking and loss of privacy
- Accuracy of plans
- Loss of light to garden and my bungalow
- Water run off
- Refuse bin storage
- Southern Water storm drain
- Local Planning policy and character of the surrounding area

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) Impact on neighbouring properties occupiers
- b) Design of the proposal and street scene
- c) Parking
- d) Other matters

a) Impact on neighbouring properties occupier

8.2 Part of the proposal is for a single storey flat roof rear extension at a depth of 6 metres from the rear wall of the original dwelling. The concern has been raised that the extension is too large and will created an impact on the light to the neighbouring property. The neighbour to the east is not attached to the application site and the extension is set 1.3 metres off the party boundary. Whilst it is appreciated that the proposed extension would reduce some direct sunlight to that neighbour's garden and property, it is considered that due to the flat roof design of the extension, the southerly orientation of the gardens

and the distance from the property, it would not create an unacceptable adverse impact on that neighbour.

- 8.3 The adjoining neighbour to the west has a single storey rear addition and the extension would extend 3 metres deeper than that neighbour, which complies with the guidance within the Fareham Borough Design Guidance SPD. Given the presence of the short raised platform to the rear of the proposed extension, and to prevent overlooking into the neighbours to the west of the site, a 1.8 metre high screen would be erected on the western side of the raised platform to protect the amenities of neighbours.
- 8.4 Overlooking and loss of privacy has been raised as a concern by a neighbour to the rear of the property. A distance of 17 metres would be achieved from the rear of the single storey ground floor extension and 23 metres from the rear dormer. The distances achieved exceed the recommended distances within the Fareham Borough Design Guidance SPD and therefore Officers are of the view that an adverse impact on the neighbour's privacy levels would not be created. It is acknowledged that the ground levels drop down to the neighbours to the rear, however, the separation distances exceed the minimum levels of separation, and the first floor dormer window could be created without the need for planning permission.
- 8.5 The other part of the application is for a loft conversion that would build up the side hip to a gable end with a flat roof rear dormer and a smaller flat roof dormer to the front elevation. Officers are of the view that this part of the proposal does not have any adverse impact on the surrounding neighbouring properties, and is characteristic of many other properties in the street scene.

b) Design of the proposal and street scene

- 8.6 It has been raised that the development is not in character with other extensions within the area. It is not uncommon to find an extension of this size on the rear of properties and whilst there may not be any in the immediate area, its size and orientation to the rear of the property would not have an unacceptable adverse impact on the character of the area.
- 8.7 It is considered that the alterations to the roof to create a loft conversion has been designed in keeping with other properties within the road and would not look out of character within the street scene.

c) Parking

- 8.8 The alterations proposed to the property will add an extra bedroom resulting in a three-bed property. The number of spaces required for a three-bedroom dwelling is two spaces which can be provided at the frontage of the site. In light of this there are no concerns in relation to parking provision.

d) Other matters

- 8.9 Concern has been raised about water runoff and that the extension may mean a greater water run-off will go on the neighbour's property. This issue is not a material planning consideration and would be a civil matter that needs to be resolved by the two homeowners. Surface water disposal for the site would remain unchanged from the existing situation.
- 8.10 A further comment was made that there may be issues with where to store the refuse bins once the extension is complete. Access would be retained from the driveway to the rear of the property, and therefore the applicant has confirmed that they proposed to store the bins to the rear of the property.
- 8.11 Additionally, a further concern was raised that there could be a storm drain where the extension is proposed. Drainage details are not considered/control through the planning process and the applicant will need to investigate and seek the relevant approval from Building Control and possibly Southern Water before the works are commenced if there are any drains near the proposal.
- 8.12 Officers are of the view that the application is acceptable, and no part of the development would have an unacceptable adverse impact on the surrounding neighbouring properties or the visual appearance of the area.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this decision.
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: PG5132.20.1 Rev B
 - b) Elevations and Roof Plans – Drawing number:PG5132.20.2 Rev C
 - c) Sections & Notes – Drawing number:PG5132.20.03 Rev BREASON: To avoid any doubt over what has been permitted.
- 3 The development hereby approved shall not be brought into use until the 1.8 metre high privacy screening (as detailed on drawing number:PG5132.20.2 Rev C) has been erected on the western side of the raised platform. 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.

10.0 Notes for Information

None

11.0 Background Papers

P/20/1040/FP

FAREHAM

BOROUGH COUNCIL



5 Kelvin Grove
Scale 1:1,250

© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.