

P/13/0369/FP

MR & MRS OST

HILL HEAD

AGENT: SPACE & STYLE HOME
DESIGN

PROPOSED EXTENSIONS & ALTERATIONS TO INCLUDE FRONT BALCONY, PORCH & GARAGE EXTENSIONS, CHANGE GARAGE ROOF TO PITCHED ROOF, BUILD LINK PORCH BETWEEN GARAGE & HOUSE, ADD SINGLE STOREY EXTENSION TO REAR AND CHANGE FRONT FENESTRATION WITH TILE HANGING & GABLE

4 CLIFF ROAD FAREHAM PO14 3JS

Report By

Emma Marks - Ext. 2677

Site Description

This application relates to a detached dwelling on the north side of Cliff Road which is to the west of Old Street. The property has a detached double flat roofed garage, situated on the eastern side of the property.

The neighbouring property to the east is a residential nursing home.

The property is located within the urban area.

Description of Proposal

Planning permission is sought for the following development:-

- i) single storey rear extension which measures 3 metres in depth, 9.9 metres in width with an eaves height of 2.3 metres and a ridge height of 3.6 metres;
- ii) front extension to one half of the existing garage incorporating a new pitched roof over with an eaves height of 2.3 metres and a ridge height of 3.8 metres. A pitched roof is also proposed over the remaining double garage with a ridge height of 4.8 metres, hipping away from the eastern boundary. A new roof with a ridge running east to west is proposed to link the garage to the main dwelling.
- iii) front porch which measures 1.6 metres in depth, 3.1 metres in depth with an eaves height of 2 metres and a ridge height of 3.7 metres;
- iv) new front gable at first floor level;
- v) front first floor balcony on the western side of the dwelling.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

Four letters of support for the application have been received.

Sixteen letters of objection have been submitted. These include a letter from a planning consultant acting on behalf of the proprietor of the nursing home, relatives/visitors and staff, objecting on the following grounds:-

- Loss of light
- Overly intrusive
- Overshadow
- Proposed garage roof is too high
- Loss of outlook
- Mass
- Bulk
- Enclosing effect
- Height and design
- Air Quality
- Reduction in brightness
- Loss of view

Consultations

Director of Planning & Environment(Highways):- No objection

Planning Considerations - Key Issues

The determination of this application turns on two key issues, the impact on the character of the area and the residential amenity of residents living nearby.

Impact on the character of the area

This detached property is somewhat 'bland' in appearance with a large double flat roofed garage to the eastern side. In officers opinion the proposed extensions and alterations would enhance and improve the design of the dwelling. Furthermore it is considered that the proposals respond positively to the character of the area.

Residential amenity of nearby residents

The neighbouring property to the west is sited some distance off the boundary. The proposed front balcony would be sited on the western side of the property, however it has been designed with a built in privacy screen preventing any views into the neighbouring garden. Views from the balcony would be southwards across front gardens. In the opinion of officers the proposed front balcony would not result in the unacceptable overlooking of this property. The other extensions are further away and would not therefore impact on this property.

The neighbouring property to the east is a residential care home. A number of the objections received raise concerns regarding the impact of the proposed garage extensions on a number of bedrooms within the nursing home. The nursing home has two ground floor and three first floor windows next to the garage which serve the residents' rooms.

The nursing home was recently extended adjacent to the party boundary. A first floor side extension has been constructed which was granted permission in 2012 (Ref: - P/12/0562/FP). This extension comprises three first floor side windows which serve residents' rooms. In order to prevent overlooking from these windows into the application property these windows were designed projecting at an angle facing south to the front of the property, across the existing flat roof garage. In light of this unusual window

arrangement the proposed roof extensions would not be viewed directly 'face on', but at an oblique angle. There would also be a distance of approximately 5 metres from the windows to the highest part (ridge) of the proposed roof. Officers have viewed the proposal from these windows and consider that in light of the distance and 'oblique' outlook, the proposal would not materially harm the amenities of the occupants of the bedrooms.

There are three further ground floor bedroom windows within the west facing side elevation of the nursing home. Two of these windows would not face the proposed extensions. Currently one window partly faces the existing garage. As originally submitted the proposal included a small extension to the rear of the garage, further limiting the outlook from this window. Officers raised this issue with the applicant as a matter of concern. As a result the application has been amended, removing the rear garage extension. In light of the submitted amendment officers are comfortable that there would not be an adverse impact on the light or outlook from the ground floor windows within the neighbouring property.

Conclusion

Officers consider in design terms the proposed extensions would result in the visual improvement of the dwelling and the character of the area. The relationship with the neighbouring property has been considered carefully and officers conclude that the proposed extensions to the existing flat roof garage would not materially harm the amenities of the occupiers of the neighbouring property.

Reasons For Granting Permission

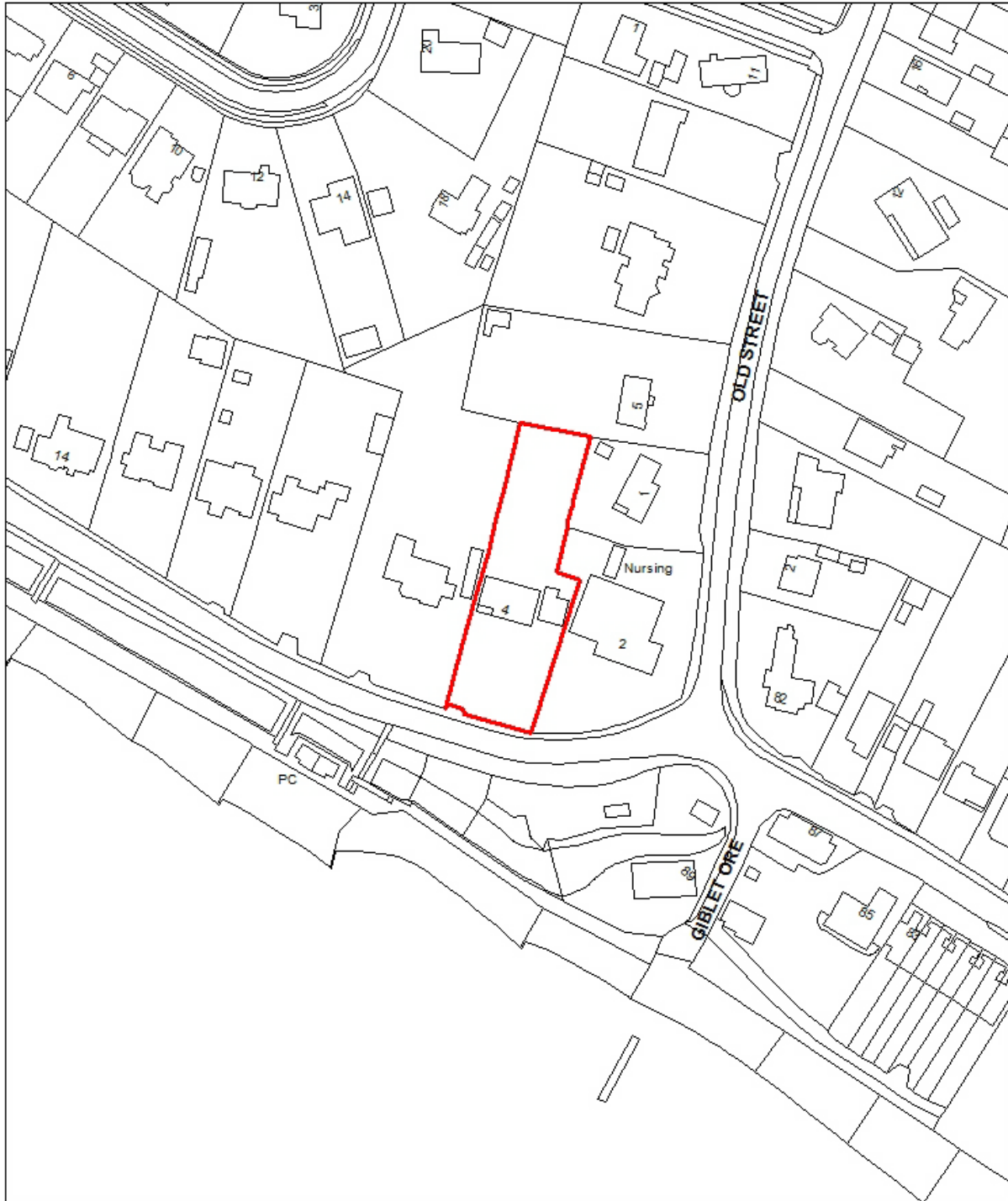
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

Permission

FAREHAM

BOROUGH COUNCIL



4 Cliff Road
Scale 1:1250

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