

P/12/1042/FP

HILL HEAD

MR R CORBY

AGENT: MR DEREK TREAGUS

ERECTION OF REAR EXTENSION AND FRONT, SIDE AND REAR ROOF ALTERATIONS TO FORM ACCOMMODATION ABOVE AND ERECTION OF EXTENSION TO EXISTING REAR OUTBUILDING

29 OLD STREET HILL HEAD HAMPSHIRE PO14 3HS

Report By

Simon Thompson - Ext. 4815

Amendments

This application has been amplified by bat reports received on 30th January 2013 and 4th June 2013 and amended by plan received on 20th June 2013 making the southwest side dormer window design consistent with that existing on site and reducing the size of the proposed extension to the rear outbuilding.

Site Description

This planning application relates to the above property (No.29) on the west side of Old Street, Hill Head, within the urban area.

Description of Proposal

Erection of rear extension and front, side and rear roof alterations to form accommodation above and erection of extension to existing rear outbuilding.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,
EXTDG - Extension Design Guide (1993)

Fareham Borough Local Plan Review

C18 - Protected Species

Representations

One letter has been received from 27 Old Street adjacent to the southwest, objecting on the following grounds:

- Any remedial works undertaken to the existing dormer including any new windows and or glass should be obscure for our privacy.

This application has been subject to additional public consultation further to the amended plan received on 20th June 2013. At the time of writing this report, no additional written comments had been received as a result of that extra public consultation.

Consultations

Director of Planning and Environment (Ecology) - Further to various bat survey/reports, no bats were recorded emerging from or re-entering the building to be impacted by the proposed works. This building is though concluded to have bat potential - the bats may use the building between the surveys and implementation of the scheme - and precautionary measures are set out and should be secured by condition and an informative should be added.

Planning Considerations - Key Issues

The main street scene impact of these proposals would be the front gable end rather than front hipped roof of the current property, but this to Officers' mind is, subject to matching external materials, an acceptable change to the appearance of this dwelling and to the character of the locality.

In terms of effects on neighbours, no changes are proposed in this application to the dormer to which the above objection from 27 Old Street above relates. The windows of this dormer may be replaced in the future, but this would need additional planning permission, unless they are obscure glazed and fixed shut to 1.7m above their internal floor level.

The window alterations on the other (northeast) flank can be conditioned to be obscure glazed and fixed shut to 1.7m.

Whilst the first floor rear extension is within 11 metres of the garden of the neighbour to rear, only a tall boundary hedge of that neighbour's garden falls within that 11 metres. Otherwise existing boundary treatment and the size, position, distance and orientation of these proposals from neighbours' properties make these proposals' impact on such neighbours acceptable in Officers' opinion, including the proposed rear outbuilding extension.

There is existing space on site to accommodate the needed parking for the four bedroom dwelling being formed.

The application of a relevant planning condition and information item are recommended to be included on this application's decision notice further to the above ecological advice.

Recommendation

PERMISSION: Matching external materials; Obscure glaze and fix shut first floor windows in northeast side elevation; Bat condition.

Notes for Information

You are advised that to not need planning permission to replace the windows in the southwest dormer, such windows need to be (i) obscure glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Bat related information item.

Background Papers

File P/12/1042/FP

FAREHAM

BOROUGH COUNCIL



29 Old Street
Scale 1:1,250



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