

OFFICER REPORT FOR COMMITTEE

DATE: 15/09/2021

**P/21/0942/FP
MURRAY LINE**

**TITCHFIELD COMMON
AGENT: ROGER CLARK
ARCHITECTURAL SERVICES**

TWO STOREY REAR AND SIDE EXTENSION

8 LOWER CHURCH ROAD

Report By

Alexander Strandberg – direct dial 01329 824702

1.0 *Introduction*

1.1 This application has been presented to the Planning Committee due to the number of third-party representations received.

2.0 *Site Description*

2.1 The application relates to a detached two-storey property on the south side of Lower Church Road at its western end.

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 part single-storey, part two-storey rear extension and a two-storey side extension.

3.2 Revised plans have been submitted during the course of the application. The revisions were required to reduce the overall width and scale of the proposed first floor rear extension, and to remove a proposed first floor side facing bedroom window.

3.3 The proposed rear extension will project approximately 3.7 metres from the rear elevation of the dwellinghouse. The first floor of the rear structure will be set in from the side elevations of the dwellinghouse, with the ground floor element occupying the width of the rear elevation. A further two storey side extension is proposed on the eastern elevation.

4.0 *Policies*

4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy
CS17 - High Quality Design

Adopted Development Sites and Policies

DSP2 – Environmental Impact

DSP3 – Impact on living conditions

5.0 *Relevant Planning History*

5.1 P/00/0331/FP - Conversion of Garage to Room with Pitched Roof and Erection of First Floor Front Extension – Permission 16/05/00.

6.0 *Representations*

6.1 Five letters of representation have been received, all objecting to the proposals, raising the following concerns: -

- Scale and height of the structure, appearing imposing.
- Loss of light and resulting in overshadowing, reducing the enjoyment of outdoor space
- Loss of privacy and overlooking
- Loss of outlook
- The proposed works could set a precedent for future development

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) Impact on the character and appearance of the area
- b) Impact on neighbouring properties
- c) Other matters

a) Impact on the character and appearance of the area

8.2 The proposed part-single storey, part two-storey rear extension will be largely obscured from view from the public realm along Lower Church Road and would therefore not be visible from within the street scene.

8.3 The proposed two storey side extension will be visible from the public realm along Lower Church Road. However, it will be set back from the front elevation of the dwellinghouse, lessening its overall visual impact on the street scene.

- 8.4 Permission was previously granted for a two-storey front extension and the replacement of a flat roof on the garage at the property with a pitched roof. This permission included extending a side two-storey element upon the eastern part of the dwellinghouse to bring its front elevation in line with the remainder of the front elevation of the dwellinghouse.
- 8.5 Concerns have been raised about the proposed scale of the works and the height of the two-storey extensions. The area surrounding the property is characterised by the prevalence of detached dwellinghouses of different architectural styles, scales and variety of materials.
- 8.6 The proposed two storey rear extension will be set in from the eastern and western property boundaries. The structure will have a hipped roof which is set down from the roof ridge of the host-dwellinghouse, ensuring it remains subservient.
- 8.7 The proposed two-storey side extension will similarly have a hipped roof which is set down from the roof ridge of the host-dwellinghouse. It will be constructed in line with the rear elevation of the neighbouring dwellinghouse to the east of the site. It will also be set back from the front elevation of the dwellinghouse and will be the only aspect of the structure visible from the public realm along Lower Church Road, with only a glimpsed view of the extension whilst passing the property.
- 8.8 The single storey elements of the proposed extension will have mono-pitched roofs sloping away from the property boundaries to the east and west of the site.
- 8.9 For the reasons set out above, it is not considered that the structures will appear overbearing within their surroundings and they would not have an unacceptable adverse impact on the appearance of the dwelling or character of the wider area.

b) Impact on neighbouring properties

- 8.10 Concerns have been raised about the potential for a loss of light and for overshadowing upon neighbouring properties as a result of the development. The proposed two-storey rear structure will project approximately 3.7 metres from the rear elevation of the host-dwellinghouse. The two-storey rear element will be set in from the eastern property boundary by approximately 1.6 metres, and from the western property boundary by approximately 2.3 metres.

- 8.11 The proposed two-storey side element will be set within the roof slope of the host dwellinghouse. It will have a hipped roof which is set down from the roof ridge of the host-dwellinghouse.
- 8.12 The proposed single storey elements will have mono-pitched roofs which slope downwards towards the eastern and western property boundaries. They will be approximately 3.3 metres at their highest points, and approximately 2.6 metres high adjacent to the property boundaries.
- 8.13 The proposed hipped roof of the proposed extension is set down from the roof ridge of the host-dwellinghouse which is considered to help limit the overall impact of the structure upon neighbouring properties. The proposed rear extension will further be set in from the eastern and western property boundaries. The southern facing aspect of the rear elevations further ensures that there is a significant level of direct sunlight reaching the rear elevations and rear curtilages of the properties along the southern part of Lower Church Road. For these reasons, it is not considered that the proposed development will result in an unacceptable loss of light to neighbouring properties.
- 8.14 Concerns have further been raised about the potential for overlooking and the loss of privacy created by the proposed development. Fenestration is proposed upon the ground and first-floors of the rear elevation of the development as well as upon the first floor of the eastern side elevation of the dwellinghouse.
- 8.15 The proposed rear fenestration reflects the direction of the existing fenestration upon the rear elevation of the dwellinghouse. The fenestration will be sited approximately 12.6 metres from the curtilage of the property boundary to the south of the site. This level of separation accords with the guidance for first floor fenestration as set out within the Fareham Borough Council Design Guidance Supplementary Planning Document (SPD).
- 8.16 The proposed first-floor window upon the eastern side elevation will serve a bathroom. A condition is recommended whereby this window shall be obscure glazed and non-opening below 1.7 metres above finished floor level in order to maintain privacy and to avoid any overlooking upon neighbouring properties.
- 8.17 For the reasons set out above, it is not considered that the proposed development will result in an unacceptable level of overlooking upon neighbouring properties or a loss of privacy for the occupiers of the adjoining properties.

- 8.18 Further concerns have been raised about the potential loss of outlook resulting from the proposed development. The Council's Design Guidance SPD sets out that extensions exceeding 3 metres should fall behind a line drawn at 45 degrees from the centre line of a window at the adjacent property.
- 8.19 The two-storey rear structure will be set in from the eastern property boundary and will be constructed adjacent to an existing rear extension at the neighbouring dwellinghouse to the east of the site. The structure will therefore fall outside this 45-degree line, when viewed from the ground and first-floor fenestration of the neighbouring property.
- 8.20 The two-storey rear structure will similarly be set in from the western property boundary. The neighbouring dwellinghouse to the west of the site is set further north than the application site. As such, a portion of the western side elevation wall of the current dwellinghouse at the application site is visible from the neighbouring property.
- 8.21 The proposed rear extension will fall within the 45 degrees line of sight from the first-floor window of the neighbouring property to the west of the site adjacent to the application site, 6 Lower Church Road. However, the two nearest first floor windows serve a bathroom (with obscure glazed window) and a hallway and are not therefore habitable rooms.
- 8.22 Upon the ground floor of this neighbouring property, the windows adjacent to the application site are obscured by an outbuilding structure which has been constructed within the rear garden at the property.
- 8.23 For the reasons as set out above, it is not considered that the proposed development will result in an unacceptable loss of outlook from the properties adjoining the application site.

c) Other matters

- 8.24 Concerns have been raised that the development will set a precedent for future development within the area. The area is characterised by the prevalence of a variety of architectural styles and dwellinghouses of differing scales. The overarching principle guiding the planning system is that each planning application must be considered on its own individual merits, having regard to any potential impacts that would affect the site and surrounding area at that time.

9.0 *Recommendation*

- 9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this 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) Proposed Floor Plans – Drawing. No. 24503/02.
 - b) Proposed Elevations – Drawing. No. 24503/4
 - c) Section and Details – Drawing. No. 24503/5.
 - d) Site & Location Plans – Drawing No. 24503/7.REASON: To avoid any doubt over what has been permitted.

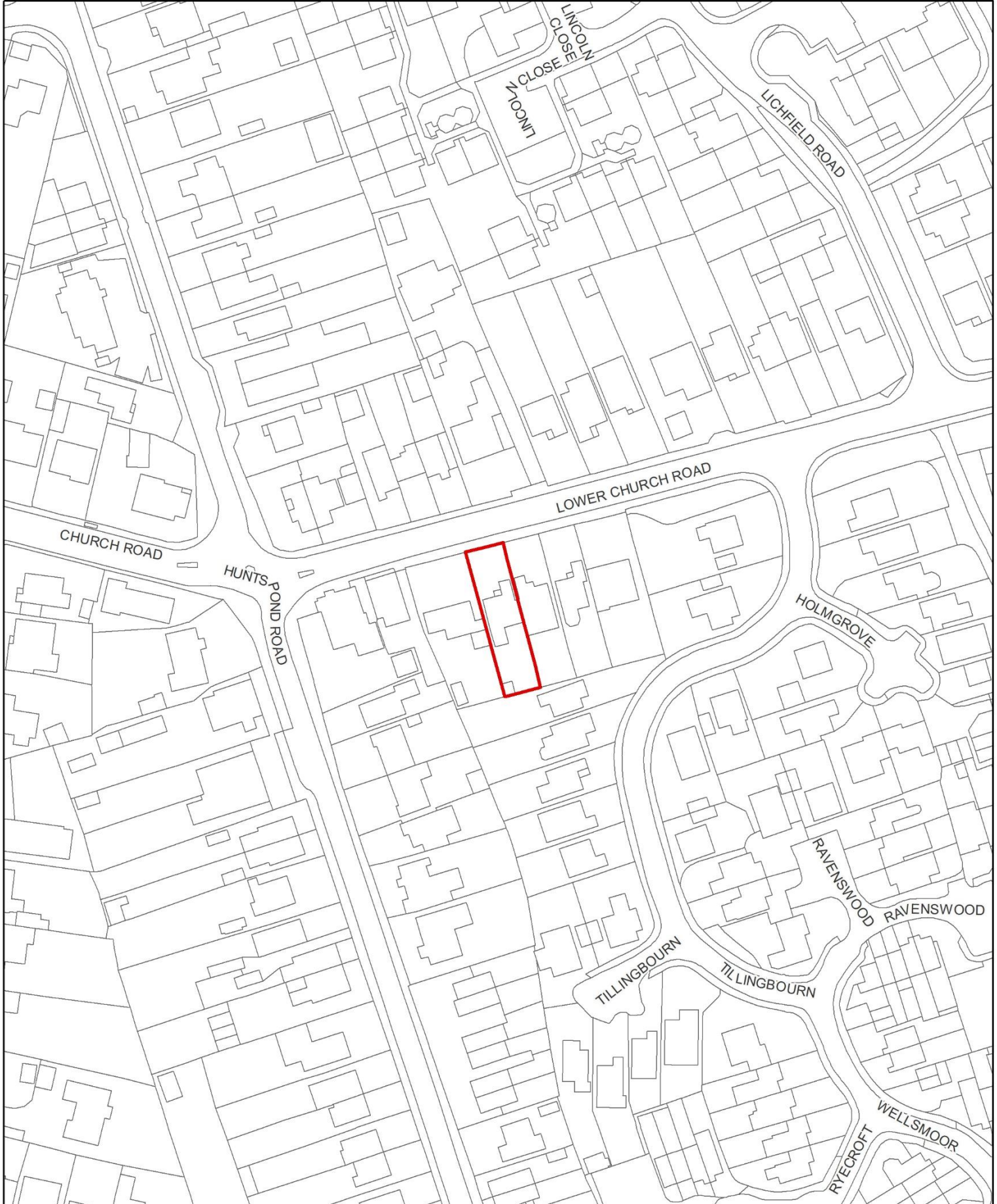
3. The first-floor bathroom window(s) in the eastern elevation shall be obscure-glazed and non-opening below 1.7 metres above finished floor level and shall thereafter be retained in that condition for the lifetime of the permission.
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

10.0 Background Papers

P/21/0942/FP

FAREHAM

BOROUGH COUNCIL



8 Lower Church Road
Scale 1:1,250



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