

P/13/0519/FP

MR CHRISTOPHER MARTELL

LOCKS HEATH

AGENT: MR CHRISTOPHER
MARTELL

ERECTION OF FRONT CANOPY AND TWO STOREY SIDE AND REAR EXTENSION
WITH LOFT EXTENSION TO PROVIDE ACCOMMODATION IN ROOF WITH BARN HIPS
BUILD UP AND FRONT AND REAR DORMERS

90 RALEY ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6PD

Report By

Brendan Flynn Ext 4665

Site Description

This application relates to a small detached bungalow situated on the east side of Raley Road. The dwellings to the north of the application site are primarily semi-detached, chalet style bungalows.

Description of Proposal

Planning permission is sought for a number of extensions to the existing bungalow. These include extensions to its southern and eastern side and the construction of a new pitched roof over the whole construction creating accommodation within the roof space. Two dormer windows along with a rooflight would be provided to the front with three dormer windows to the rear.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Representations

One letter of objection received stating:

The proposed development is not in keeping with the existing properties and would be a top heavy and unsightly development.

The rear dormers would cause overlooking and a loss of privacy.

One letter of support has also been received.

Consultations

Director of Planning & Environment (Highways): No objection subject to the car parking and turning areas as shown on the approved plan shall be retained and kept available for the parking and turning of cars at all times.

Director of Planning & Environment (Arboriculture): No objection subject to a tree protection plan being implemented.

Planning Considerations - Key Issues

The original bungalow is fairly modest in scale with a pitched roof hipped on all four sides and a combination of flat roofed and pitched roofed rear elements.

The extensions proposed would create a building rectangular in footprint measuring a fraction over 14 metres in depth and 11 metres in width. One roof is proposed to span the whole building; the ridge height of the proposed roof would be 5.2 metres.

The large span combined with the low ridge height means that the roof would have a very low pitch (in the region of 20 degrees) which would be somewhat at odds with the roofs in the locality (many appearing at least 40 degrees). Similarly the very shallow roof pitch would result in the dormer windows projecting well beyond the roof plane, with dormer roofs in the region of 3.5 metres long.

The close proximity of the extended bungalow to the side boundaries along with the barn hipped design proposed and the design issues identified above, would result in an building which would appear cramped and out of character with the surrounding area. Officers do not believe that the proposal would represent a high quality design as required by Policy CS17 of the adopted Fareham Borough Core Strategy.

The rear dormers would only afford an oblique view of the property to the rear in Danehurst Place. Officers have carefully assessed the relationship with number 92 immediately to the north and are satisfied that property would not be materially affected by the proposals.

In conclusion, Officers are satisfied that the application would not have an adverse impact on the amenities of neighbouring occupiers. The scale and design of the extensions would however be harmful to the appearance of the dwelling and the character of the area and for these reasons planning permission should be withheld.

Recommendation

Refuse: Contrary to policy; scale and design of extensions would be harmful to the appearance of the dwelling and the character of the area.

FAREHAM

BOROUGH COUNCIL



90 RALEY ROAD
SCALE: 1:1250

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