

P/13/0530/FP

LOCKS HEATH

MR D COLGAN

AGENT: IAN MARSHALL

ERECTION OF GROUND FLOOR AND FIRST FLOOR REAR EXTENSION

14 ST JOHNS ROAD LOCKS HEATH SOUTHAMPTON SO31 6NF

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this chalet bungalow style dwelling located within the urban area.

The bungalow currently has a flat roofed dormer window to the front elevation but no such addition on the rear. There is a driveway to the front and along the side of the house providing parking for at least three vehicles.

Description of Proposal

Permission is sought for the erection of a ground and first floor rear extension to the dwelling.

The extension would project 3.26 metres beyond the existing rear wall. It would have single storey eaves with a dual pitched roof with gable end to provide additional first floor accommodation. Either side of the dual pitched roof would be dormers with windows proposed to be obscure glazed. The development would provide an additional two bedrooms to make this a four bedroom dwelling.

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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Relevant Planning History

The following planning history is relevant:

P/13/0121/FP

GROUND FLOOR AND FIRST FLOOR REAR EXTENSION

WITHDRAWN

09/04/2013

Representations

Two letters have been received objecting to this application. The main issues raised can be summarised as follows:

- Loss of light
- Overdevelopment of the plot
- Negative impact on character of surrounding area

- Effect on need to extend adjacent property

One further letter has been received stating no objection to the proposal.

Planning Considerations - Key Issues

i) Effect on appearance of dwelling and character of streetscene

This application follows a submission made earlier this year for a similar rear extension at the property. Following feedback from Officers the application was withdrawn. This current application proposes significant revisions to the design and appearance of the extension in line with Officers' comments.

The proposed alterations are to be at the rear of the dwelling. The rear extension would be visible through the gaps between the house and adjacent properties however there would be no material difference in the overall spacious character of the streetscene. The design and appearance of the extension, when viewed from either the street or surrounding properties, would not be harmful and would not detract from the visual amenities of the area.

The scale of the extension is not considered to be excessive for the size of the plot. A substantial garden outbuilding has recently been erected at the end of the rear garden, however even after the construction of the proposed extension there would still be a reasonable amount of garden and amenity space remaining.

The proposal accords with the design related criteria set out in Policy CS17 of the adopted Fareham Borough Core Strategy.

ii) Effect on living conditions of neighbours

The proposed extension would introduce windows at first floor level into the rear facing elevation of the house where previously no such openings have been. The windows would be approximately 18 metres from the rear boundary of the property and over 35 metres from the rear elevation of houses to the east in Locks Heath Park Road. These separation distances exceed those ordinarily expected in residential development in the borough. Windows proposed at first floor level in the side dormers should be conditioned so that they must be obscure glazed and fixed shut up to a height of 1.7 metres above internal finished floor level. This is in order to prevent any overlooking of adjacent properties.

The dwelling at no. 14 is separated from both adjacent dwellings either side by 3 - 4 metres. This is sufficient separation so that the depth of the proposed extension would not unduly restrict light into or outlook from windows in the rear elevations of those neighbouring houses.

The neighbour living at the adjacent dwelling to the south, no. 12, has raised concerns over loss of light to his property. His house has a kitchen window at ground floor level in the northern facing side elevation; this window is opposite the existing flank wall of no. 14.

Notwithstanding the increase in bulk of the flank which would be created by the proposed extension, Officers do not believe there would be material harm to the outlook and light available to that room. The room also benefits from light and outlook via a conservatory attached to the rear of that property.

In summary, the proposal is not considered to be materially harmful to the living conditions of neighbours living adjacent or nearby to the application property.

iii) Parking provision

The site has room for three vehicles to park on the driveway thereby meeting the expected level of provision for a four bedroom house as set out in the Council's adopted Residential Car & Cycle Parking Standards Supplementary Planning Document.

Recommendation

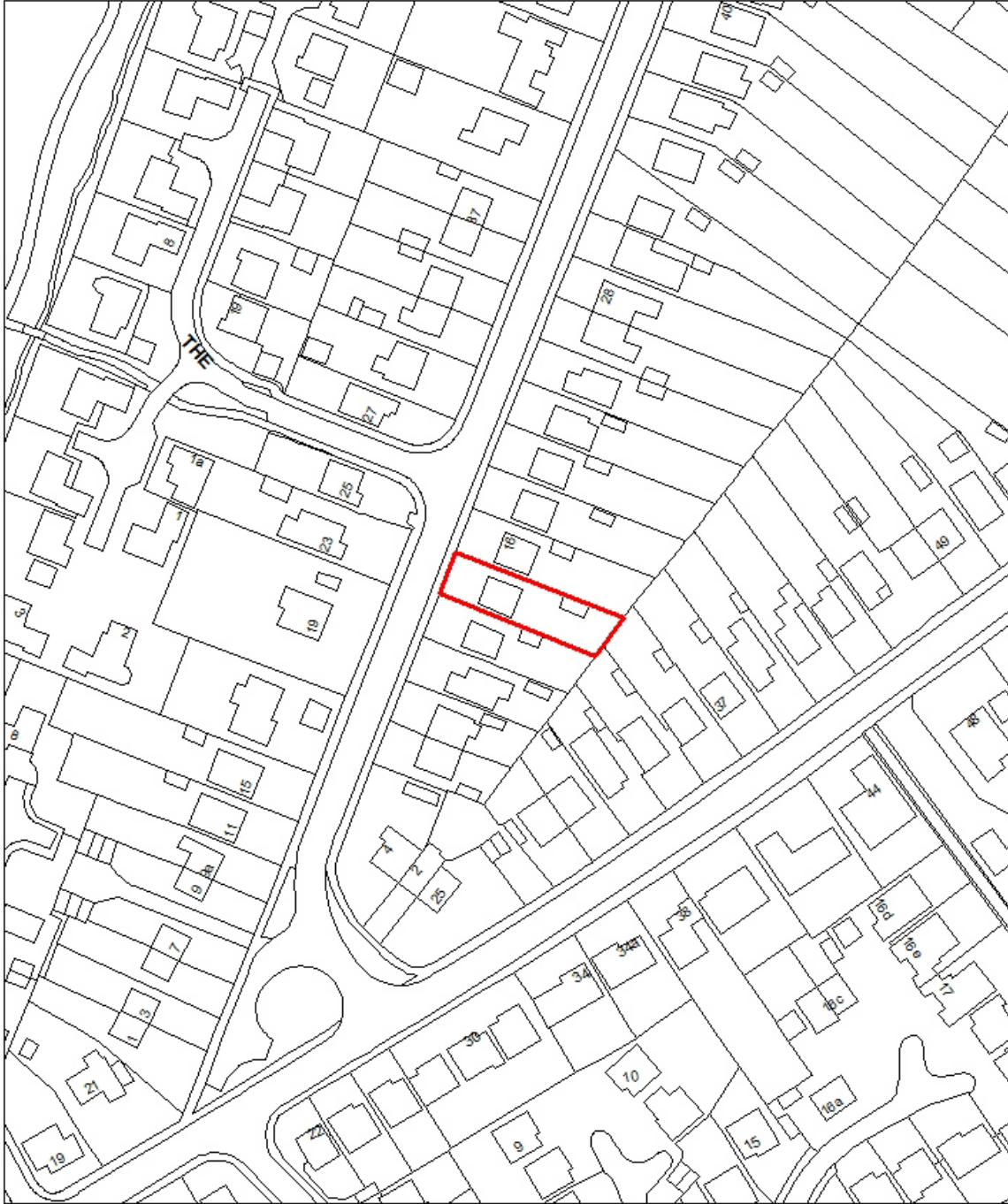
PERMISSION: materials to match; obscure glaze/fix shut to 1.7metres above internal finished floor level first floor windows in North & South side elevations

Background Papers

P/13/0530/FP

FAREHAM

BOROUGH COUNCIL



14 ST JOHNS ROAD
SCALE: 1:1250

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