

**P/13/0576/FP**

**FAREHAM EAST**

MR SEAN MCDONNELL

AGENT: AXIS ARCHITECTURE

ERECTION OF SINGLE STOREY REAR EXTENSION, CONVERSION OF ATTACHED GARAGE INTO HABITABLE ROOMS, CONSTRUCTION OF REAR GABLE END AND PROVISION OF ROOF LIGHTS TO NORTH, SOUTH AND WEST ELEVATIONS TO FORM ROOM IN ROOF WITH INTERNAL ALTERATIONS TO FORM A ONE BEDROOM ANNEX FOR A DEPENDANT RELATIVE LINKED INTERNALLY TO A FOUR BEDROOM FAMILY DWELLING

HIGHBANK WICKHAM ROAD FAREHAM HAMPSHIRE PO17 5BT

***Report By***

Richard Wright x2356

***Site Description***

The application site comprises the curtilage of this bungalow located on the eastern side of Wickham Road outside of the designated urban area. The dwelling has a garage to the rear and side and a driveway to the front and side providing space for approximately 3 - 4 vehicles with turning space.

***Description of Proposal***

Permission is sought for works to form a section of the building which would comprise the principal residential unit on the site as well as ancillary annexe accommodation.

In order to provide this it is proposed to erect a single storey rear extension measuring 6.3 metres deep x 4.4 metres in width. The extension would act as a physical link between the existing bungalow and the garage which would undergo alterations to convert it to habitable accommodation. It is also proposed to create first floor living space by extending the hipped roof at the rear to form a gable end and providing roof lights to all other elevations.

Once complete the rear part of the building would form the principal unit of accommodation, accessible via a new entrance door to be formed in the southern flank elevation, and the front section the annexe. The two units would be linked by a single internal door.

***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,

**Fareham Borough Local Plan Review**

H9 - Annexes For Dependent Relatives

H13 - Extensions to Dwellings and Ancillary Buildings in the countryside

***Relevant Planning History***

The following planning history is relevant:

### ***Representations***

One letter has been received objecting to the proposal on the following grounds:

- Loss of privacy / overlooking from windows/door in southern side elevation

### ***Planning Considerations - Key Issues***

i) Principle of development, design and appearance

Saved Policy H9 of the Fareham Borough Local Plan Review sets out three tests for the provision of annexe accommodation. The proposed development is considered to meet all three of these in that; (A) the existing dwelling requires enlarging and updating in order to provide the level of accommodation required; (B) the fact that the annexe is physically linked to the principal dwelling and both occupy parts of the original bungalow means that it would be capable of being returned to use as part of the main house in the future, and; (C) there is sufficient parking provision and garden space at the property as a whole.

The scale and design of the proposed extension and roof alterations would not significantly alter the appearance of the building when viewed from the road and there would be no material impact on the wider landscape character. The proposal is considered to accord with Saved Policy H13 of the Fareham Borough Local Plan Review which requires extensions to dwellings in the countryside to be of an appropriate size and design and not to adversely affect the character of the area or wider landscape, and the design related criteria set out in Policy CS17 of the adopted Fareham Borough Core Strategy.

ii) Effect on living conditions of residents

The rear extension and roof alterations would not adversely affect the light to or outlook from neighbouring properties.

The letter of objection received raises concerns to do with possible overlooking from a side dormer (since removed from the proposal and replaced with two roof lights) and new entrance door in the south elevation of the property.

The proposed roof lights in the southern roof plane are shown on the drawings to be at a height of 1.87 metres above internal finished floor level. There would therefore be no opportunity to overlook neighbouring properties as a result of the height of these openings.

Access to the principal dwelling would be provided by a new door in the southern elevation of the existing building. A raised platform would be created due to the difference in ground levels. The new door would be positioned opposite a ground floor bedroom window in the neighbouring property to the south (Leahurst) and would give occupants coming and going from that entrance the ability to look into the neighbour's property. The applicant has agreed to some form of screening along the southern side of the raised platform and steps so as to prevent any such overlooking. Subject to details of a solid or opaque privacy screen to a height of 1.8 metres above the level of the platform, or alternatively a modest sized porch with similar solid or opaque side elevation, Officers are satisfied that views would be screened to the extent that they would not be harmful to the privacy of the occupants of Leahurst.

### ***Recommendation***

Subject to receipt of drawings showing a solid or opaque privacy screen to a height of 1.8 metres above the level of the entrance platform on the southern side of the building, or alternatively a modest sized porch with similar solid or opaque side elevation;

PERMISSION: materials to match; roof lights high level of no less than 1.8 metres above internal finished floor level; annexe use ancillary to principal dwelling; screening to raised platform to be erected and retained.

***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



HIGHBANK  
SCALE: 1:1250

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