

**P/13/0570/FP**

MR & MRS PERKINS

**HILL HEAD**

AGENT: ROSENTHAL DESIGN  
SERVICES LTD

DEMOLITION OF EXISTING BUNGALOW AND DETACHED GARAGE AND ERECTION  
OF TWO STOREY DWELLING AND DETACHED GARAGE

25 OLD STREET FAREHAM HAMPSHIRE PO14 3HT

***Report By***

Emma Marks Extn.2677

***Site Description***

This application relates to a detached bungalow on the western side of Old Street and to the east of Little Gays, Hill Head which is within the urban area. Running on the north side of this property is a footpath that connects Old Street with Little Gays.

The property fronts towards Old Street but has its vehicular access to a rear garage from Little Gays. The locality is characterised by large detached dwellings within generous curtilages, formerly designated as an Area of Special Residential Character.

***Description of Proposal***

Planning permission is sought to replace the bungalow with a two storey dwelling on essentially the same foot print. The eaves height of the dwelling will be 4.980 metres with a ridge height of 8.5 metres. The proposal would be of a contemporary design and appearance, with an asymmetric roof at varying heights.

The application also includes the removal of the detached garage at the rear of the site which is accessed from Little Gays and the erection of a detached garage at the front of the property which measures 5.8 metres in depth, 4 metres in width with an eaves height of 2.2 metres and a ridge height of 3.8 metres.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

**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/13/0299/FP**

**ALTERATIONS AND EXTENSIONS TO EXISTING BUNGALOW TO  
FORM A TWO STOREY FOUR BED DWELLING AND ERECTION OF  
FRONT DETACHED DOUBLE GARAGE**

***Representations***

Three letters of representation has been received objecting on the following grounds:-

- Overbearing and over sized dwelling
- Not in keeping with the character of the area
- Obscure glass on the side elevation overlooking the neighbouring property
- If the demolition takes place than scaffolding and tenting should completely cover the site to minimise dust building rubble and debris and possible damage to surrounding properties
- Concerns regarding the demolition of 25 Old Street
- Bat potential
- May well disorient the flight path of migrating birds
- Major disturbance in the area

***Consultations***

Director of Planning & Environment(Highways):- No Objection subject to conditions

Director of Planning & Environment(Ecology):- No objection

Director of Regulatory and Democratic Services(Environmental Health):- No objection

***Planning Considerations - Key Issues***

Introduction

A previous application was recently submitted for this property on the 5th April 2013 for alterations and extension to the existing bungalow to form a two storey four bedroom dwelling and erection of front detached garage. This application was refused on the following grounds:-

The proposed development is contrary to Policies CS5 and CS17 of the adopted Fareham Borough Core Strategy and Policy C18 of the adopted Fareham Borough Local Plan Review, and to the adopted Residential Car & Cycle Parking Standards Supplementary Planning Document and the approved Fareham Borough Council Extension Design Guide, and is unacceptable in that:

i) by virtue of the width, depth, height, bulk, prominent siting, poor design and proximity to the adjacent footpath, the alterations and extensions to the existing bungalow would:

(a) represent an overbearing and visually obtrusive form of development, unacceptably reducing the space about the building to the detriment of the spatial character and visual amenities of the street scene; and

(b) result in an unsympathetic addition to this dwelling, detrimental to the appearance of the dwelling and visual amenities of the street scene;

ii) by virtue of the width, depth, height, bulk, prominent siting, proximity forward of the building line and positioning tight to plot boundaries and to the alterations and extensions to the existing bungalow, the front detached garage would represent a cramped and visually

obtrusive form of development, to the detriment of the spatial character and visual amenities of the street scene;

iii) insufficient information has been submitted in support of the application to demonstrate sufficient access, turning and parking arrangements, to the detriment of the safety and convenience of users of the adjoining highway; and

iv) insufficient information has been submitted in support of the application to demonstrate that the impact of the development on protected species which may be present is known and acceptable.

Since the refused application officers have met with the applicant to discuss the reasons for refusal. It has become evident to the applicant that it would be more viable to replace the ground floor of the building rather than altering the existing and therefore this current application is for a replacement dwelling.

The changes that have been made to the design of the dwelling since the refusal are that the main roof is hipped on both sides, the detached garage has been reduced in width and the garage roof is hipped on all four sides.

#### Principle of Development

The principle of residential development in this area has been established by the current use of the site for such purposes. This site is also within the urban area, where a presumption in favour of residential development exists, subject to the policies of the development plan and other material planning considerations.

#### Impact on the amenities of Neighbouring properties

The property is a good distance from the neighbouring properties. Officers are of the view that subject to a condition requiring the first floor side windows being obscure glazed and fixed shut up to 1.7 metres above floor level, the proposals would not be materially detrimental to the living conditions of neighbouring properties.

#### Impact on the Character of the Area

This area was formerly designated as an Area of Special Residential Character, a designation which no longer exists following adoption of the Fareham Borough Core Strategy. Planning applications must now be considered against the provisions of Policy CS17 of the Core Strategy, which amongst other things deals with design and impact on the key characteristics of the area.

The character of the surrounding area has evolved over time and is characterised by a wide range of house types of varying ages and sizes.

The design of the dwelling has been amended so the main roof is hipped on both sides with the garage reduced in size and with a fully hipped roof. Officers are of the view that these changes have reduced the bulk of the dwelling and improved its appearance. The design is considered to be of good quality and appropriate to the context of the area and would not represent a cramped or overdeveloped form of development. The proposal would not have a detrimental impact on the character of the area.

## Conclusion

Officers are of the view that the amendments made to the proposal have overcome the previous reasons for refusal and the application complies with the saved policies of the Fareham Borough Local Plan Review the Adopted Fareham Borough Core Strategy.

### ***Recommendation***

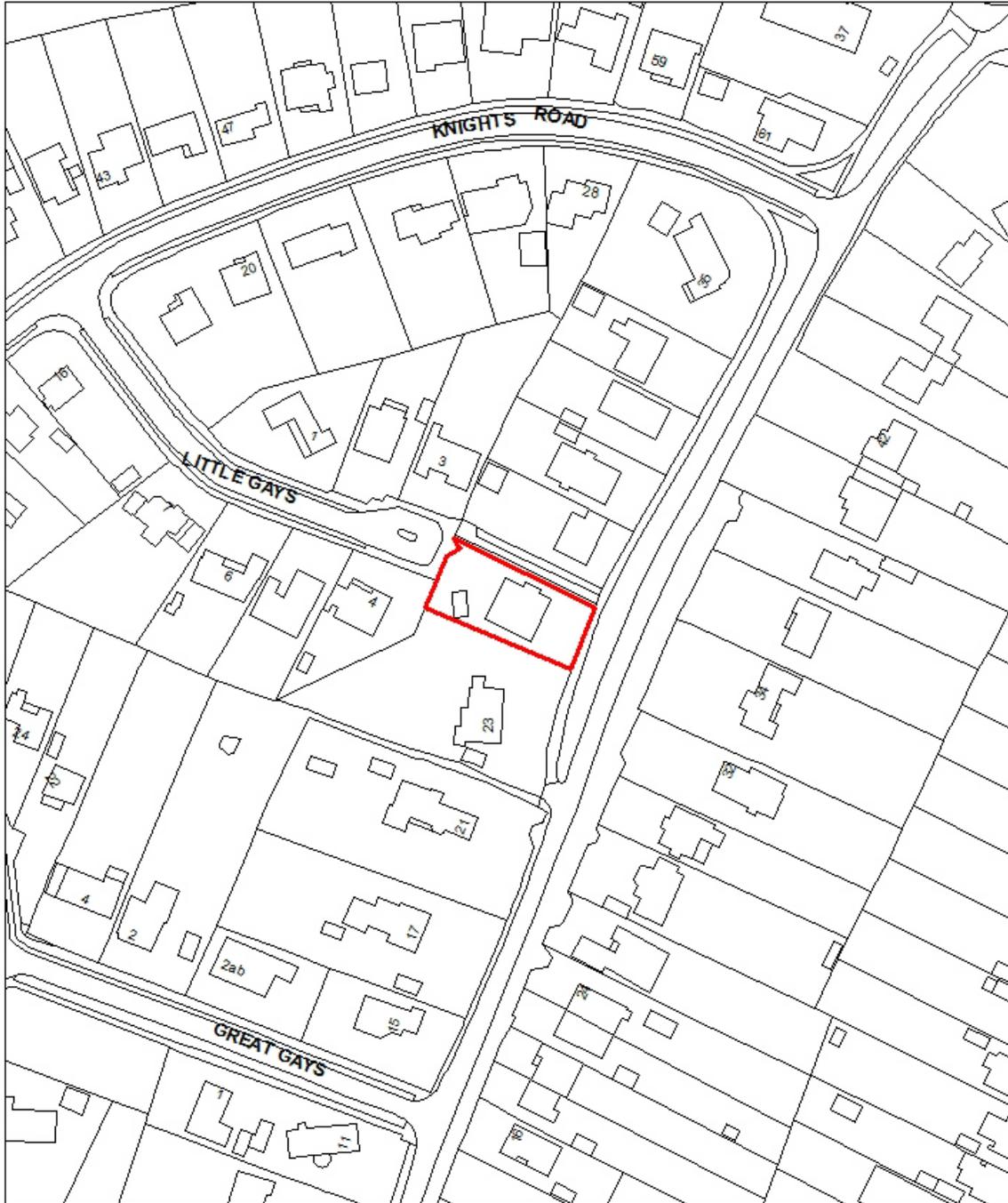
Permission - Materials, vehicular access construction, car parking /turning areas to be agreed, provision for construction vehicular and materials, Mud on road, Code Level 4, Hours of construction, no burning on site; windows at first floor level within the north and south elevations obscure glazed and fixed shut up to 1.7 metres above internal finished floor level; works in accordance with the biodiversity survey report.

### ***Background Papers***

File: P/13/0299/FP

# FAREHAM

## BOROUGH COUNCIL



25 OLD STREET  
SCALE: 1:1250

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