

P/13/0571/FP

MR & MRS DICKINSON

PARK GATE

AGENT: ROSENTHAL DESIGN
SERVICES LTD

ERECTION OF TWO STOREY REAR EXTENSION

18 POPPY CLOSE LOCKS HEATH SO31 6XS

Report By

Simon Thompson - Ext. 4815

Site Description

This application relates to a detached property within the urban area. To its southwest is an area of existing open space; a small group of trees separates the application site from the wider area of open space. A public footpath runs alongside the southern boundary of the site.

Description of Proposal

Erection of a two storey rear extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,
EXTDG - Extension Design Guide (1993)

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

An email has been received from 9 Elder Close to the south west of No.18 objecting on the following grounds:

- Adjacent trees have been damaged;
- Should permission be granted for the said extension, there is no guarantee that they would adhere to the rules/regulations required by the authorities;
- More trees etc., would be destroyed if the proposed extension is not providing enough light, especially the room in the loft and once again they will take it unto themselves to have trees and foliage lopped;
- Concerns about the builders (is the adjacent area to their property likely to become a dumping ground for their unwanted materials and possibly the start of bonfires);
- From a social aspect, we have strong concerns that there could be frictions between the Dickinsons and the local residents particularly in view of their disrespectful attitude which they have adopted to date; and
- When we moved into our property in September 2010 one of the selling points was, as a retired couple, the attraction of the trees and foliage at the back of the garden which was tranquil and peaceful and a wonderful backdrop for nature. This of course has now been

destroyed.

Consultations

Director of Planning and Environment (Arborist) - This proposal would lead to a poor relationship between the trees and the dwelling, which may increase the potential pressure to prune the existing trees on the grounds of dominance and shading.

Director of Planning and Environment (Ecologist) - This application is near a bat record. Have no major concerns related to bats within the building to be extended but there seems trees/scrub adjacent to the works. If there is impact on trees, this may impact on bats. If vegetation clearance is required, an information item is suggested.

Planning Considerations - Key Issues

This proposed rear extension is of a size and in a position such that Officers do not believe it would have unacceptable effects on the amenities of neighbouring residential properties.

The property also has enough parking space to meet the Council's standards for the number of bedrooms proposed.

The proposed extension is considered acceptable in terms of its visual scale and design; it would be subservient to the main house.

Following receipt of the representation detailed above the applicant provided the following amplifying information:

- A very large bush was removed from 18 Poppy Close (No.18) which had grown beyond No.18. Overhanging bushes of the same kind belonging to the council were also trimmed in line with the boundary fence; nothing was cut belonging to the council;
- In respect of any further trimming this will only take place if there is any overhang or if the tree/bush belongs to the applicant;
- With regard to trees, the Sycamore does overhang the applicants garden and they understand that there is a 3 year maintenance order in place and that outside that timeframe they can employ a tree surgeon to maintain it further if they so choose.

In terms of the Arborist's comments above, this proposed extension has a footprint marginally larger than an existing conservatory, which is located beside the trees on the adjoining land within the control of this Council. In addition the extension is designed only to have one secondary window looking towards the trees. The nearest large tree to the proposed development (a sycamore) could be trimmed to the boundary under householder rights but only has a modest degree of overhang that would be affected. The vast majority of the adjacent trees are outside the applicant's direct control and away from the proposed development, including the most notable specimens.

In terms of the Council's ecologist's views:

- the mentioned informative could be applied more for general knowledge rather than for a specific risk of vegetation clearance; and
- the concern about bats is regarded of minor importance as the majority of tree cover (potential habitat) is on/over Council owned land to the west of 18 Poppy Close and thereby outside the applicant's control.

Whilst Officers acknowledge the concern raised in respect of trees, there is already a close

relationship between the trees and the existing property and its garden. Officers are not convinced that the extension if permitted would necessarily lead to requests to carry out substantial works to the trees above and beyond what might be requested at present.

Notwithstanding the representation received, Officers consider the proposal to be acceptable.

Recommendation

PERMISSION: Matching materials.

Notes for Information

Wildlife information item

Background Papers

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FAREHAM

BOROUGH COUNCIL



18 Poppy Close
Scale 1:1250

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