

P/13/0589/FP

MS AMANDA CAPON

SARISBURY

AGENT: WILDCRY TECHNICAL
SERVICES

ERECTION OF SINGLE STOREY FRONT EXTENSION, INCREASE ROOF HEIGHT,
PROVISION OF FRONT & REAR BARN HIPS AND FRONT DOOR CANOPY

59 HOLLY HILL LANE SARISBURY GREEN SO31 7AE

Report By

Brendan Flynn Ext 4665

Site Description

This application relates to a detached bungalow within a frontage of properties on the eastern side of Holly Hill Lane. The locality is characterised by individual detached dwellings within generous curtilages.

The site is designated as countryside within the adopted Local Plan.

Description of Proposal

The proposal involves 'infilling' a corner of the bungalow at ground floor level then providing a new roof of increased height across the whole structure. The roof would be designed with barn hips to the front and 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)

Relevant Planning History

The following planning history is relevant:

P/07/1220/FP

**ERECTION OF SINGLE AND TWO STOREY FRONT EXTENSION,
SIDE PORCH AND RAISE ROOFLINE**

REFUSE

02/11/2007

Representations

Two Letters of objection have been received.

57 Holly Hill Lane.

1)Our South facing bedroom has only one window. This window directly overlooks the existing roof of 59 Holly Hill Lane. The planned raised roof and two-storey extension will cause a considerable loss of light to our bedroom and the outlook will be totally obscured by the size and scale of the extended roof. The roof will now be only 2.5 metres away from our window-the FBC Extension Design Guide recommends 6 metres as the minimum acceptable distance in this situation.

2)The planned rear gabled wall extension will cause a considerable loss of light to our south facing patio and conservatory.

3)The proposed two double west and east facing first floor windows will cause a loss of privacy to both our front and rear gardens.

4)A previous planning application ref: P/07/1220/FP for 59 Holly Hill Lane was submitted in September 2007. It was rejected by FBC Planning Department on the basis of bulk, height, depth and proximity to the neighbouring properties. We believe that this proposed extension is still detrimental to our property for the same reasons.

5)A tree and some hedgerow is to be removed from the front garden that is not referred to on the application.

61 Holly Hill Lane

1)The roof of the proposed extension would completely obscure the outlook from the main window of our master bedroom. We would see nothing but a roof. At present we have an open outlook over the top of the existing roof and right up the road into the distance.

2)The extension would make the house too bulky for the plot size. Because the plot of no.59 is so narrow, it is very close to both its neighbours (57 and 61) and this large extension would overwhelm both the adjoining houses.

3)The previous planning application (P/07/1220/FP) was rejected on the grounds of being overbearing, unneighbourly and depriving the neighbours of their outlook. We think the same arguments still apply to this new proposal.

4)Although the planning proposal states that the roof is to be raised by 900mm, a large portion of the roof is in fact being raised by 2700mm.

5)The four dormer bungalows nos 57,59,61 and 63 were designed to be compatible with each other and any development up to now has been respectful to each other.

Consultations

Director of Planning & Environment:-(Arboriculture)No Objection,the amalanchier and associated hedge are not significant enough to warrant protection and I would therefore have no objection to them being removed to facilitate the proposed development.

Planning Considerations - Key Issues

A previous application P/07/1220/FP for the ERECTION OF SINGLE AND TWO STOREY FRONT EXTENSION, SIDE PORCH AND RAISE ROOFLINE was refused on the following grounds:-

The proposed development is contrary to Policy DG5(B) of the adopted Fareham Borough Local Plan Review and is unacceptable in that by virtue of its height, bulk, depth and proximity to the north and south boundaries the proposal would result in an overbearing and unneighbourly form of development unacceptably reducing the level of outlook available from and light available to the neighbouring properties to the north and south to the detriment of the amenities of the occupiers to those properties.

The application now before members for consideration is for the erection of a single storey

front extension, an increase in the overall roof height in the region of 900mm and the provision of front and rear barn hips and a front door canopy.

The occupiers of both neighbouring properties have objected to the loss of outlook from first floor bedroom windows overlooking the roof of 59 Holly Hill Lane. The current view from these windows is onto the existing roof. Officers have viewed the proposals from inside both neighbouring properties and do not believe the change to outlook would be so great as to warrant refusal of the application.

In terms of loss of privacy to the rear gardens, the existing property already has windows at first floor level and the proposed alterations to the fenestration would not significantly increase the views available from the rear of the property at first floor level. Furthermore the proposed windows at first floor level to the front of the property would provide for an oblique view over the neighbouring front gardens. Both neighbouring properties have existing front dormer windows so such relationships are not uncommon in the locality.

The previous refused application would have resulted in a two storey house with an eaves height of 5 metres and the width of dwelling of over 11.5 metres. The current application is for a much reduced scheme for a chalet bungalow with eaves of just under 3.3 metres and no change to the width of the dwelling at 9.5 metres.

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 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.

Notwithstanding the objections received, Officers consider the proposals as submitted to be acceptable.

PERMISSION

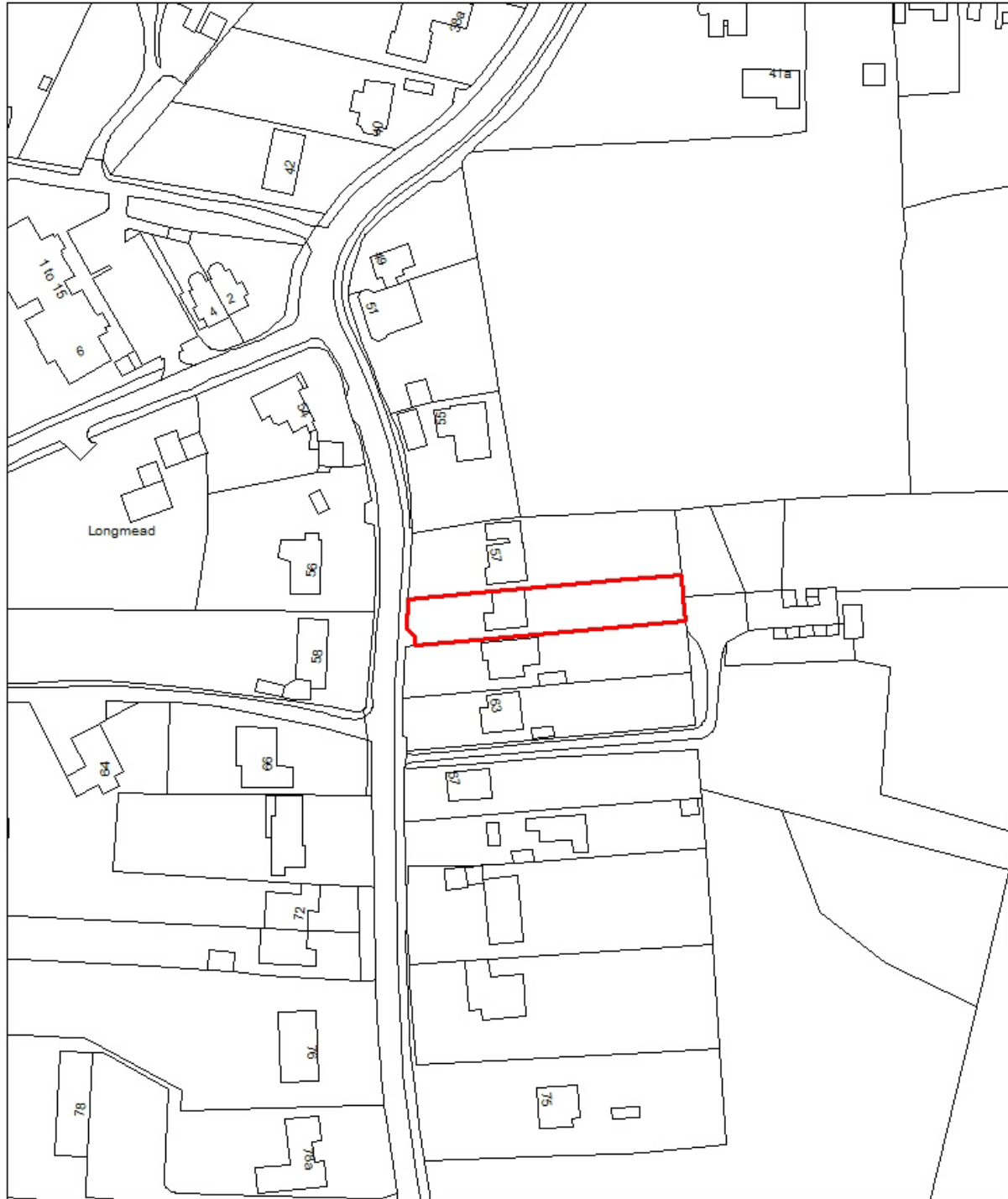
Matching materials; windows installed in north or south facing roof planes to have a sill height of not less than 1.7 metres above internal finished floor level

Background Papers

P/07/1220/FP

FAREHAM

BOROUGH COUNCIL



59 Holly Hill Lane
Scale 1:1250

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