

OFFICER REPORT FOR COMMITTEE

DATE: 14/12/2022

**P/22/1312/FP
MR JONES**

**WARSASH
WILLOW DESIGN AND
ARCHITECTURE**

RAISE RIDGE HEIGHT, EXTERNAL ALTERATIONS TO INCLUDE FRONT EXTENSION, REAR BALCONY, FIRST FLOOR SIDE EXTENSION AND SECOND FLOOR LOFT CONVERSION WITH FRONT/REAR DORMERS, RENDER, CLADDING AND FENESTRATION INSTALL.

14 MARINERS WAY, WARSASH

Report By

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1.0 Introduction

- 1.1 This application is being reported to the Planning Committee to be decided, due to the number of third-party representations received.

2.0 Site Description

- 2.1 The application relates to a detached two storey 1960/70s dwelling on the southern side of Mariners Way which is to the east of Thornton Avenue. The existing property has a flat roofed single garage attached at the side of the property, with a balcony above.

- 2.2 The property is within the designated urban area.

3.0 Description of Proposal

- 3.1 Planning permission is sought to redesign the existing dated property and modernise its external appearance.
- 3.2 The alterations comprise raising the height of the property by 700mm, external alterations which include a single storey front extension, single storey rear extension with a first-floor balcony above, first floor side extension with a second-floor balcony, loft conversion with dormer windows and external alterations to the building consisting of render/fenestration alterations.

4.0 Policies

- 4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP3: Impact on living conditions

Emerging Fareham Local Plan 2037

- 4.2 The Fareham Borough Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector has requested a number of main modifications to the Plan. Subject to full Council approval, the proposed main modifications will be the subject of public consultation from 31st October until 12th December. The Council's Local Development Scheme suggests that the new plan will be adopted in Winter 2022. On adoption the Local Plan will have full weight and at this stage is a material consideration for the determination of planning applications.

D1: High Quality Design and Placemaking

D2: Ensuring Good Environmental Conditions

5.0 Relevant Planning History

- 5.1 The following applications represent the most recent relevant planning history for the application site:

P/22/0768/FP	External alterations to include front extension, rear balcony, first floor side extension and second floor extension. Render, cladding and fenestration install –
Refused	15-07-22
Appeal lodged	05-09-22 – awaiting decision

6.0 Representations

- 6.1 Sixteen letters of representation have been received from seven different households raising the following concerns: -

- Overlooking
- Invasion of my and my family's privacy
- Out of keeping with other properties adjacent and further along Mariners
- The development doesn't comply with CS17 by being respectful to the key character of the area, particularly scale
- Overbearing to many existing neighbours
- Loss of view
- Negative effect on character and appearance
- Overshadowing

7.0 Consultations

None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact on neighbouring properties
- b) Impact on the character and appearance of the area
- c) Other matters

a) Impact on neighbouring properties

- 8.2 Policy DSP3 and draft Policy D2 seek to ensure that the development proposal does not have an unacceptable adverse impact on living and environmental conditions of neighbouring occupiers. The nature of development is that it does result in change to the local environment, and it is the responsibility of the Local Planning Authority to ensure that the level of harm is managed to an acceptable level.
- 8.3 Concern has been raised that the development will increase loss of privacy and overlooking to the neighbouring properties. Due to the location of the property, many of the houses have balconies and terraces to maximise their views of the River Hamble which lies in close proximity to the site. The existing properties already has a first-floor side and rear balcony, as do the neighbouring properties.
- 8.4 The proposal includes a first-floor rear balcony, second floor side balcony and front/rear dormer window. A minimum distance of 11 metres is generally sought from a balcony area or window above ground floor level, to retain an acceptable level of privacy. Privacy screens are proposed on the sides of the balcony areas so that any side way views will be restricted. The rear boundary is on an angle with the shortest distance from the development to the boundary being 11.1 metres (looking on to the back of a neighbours outbuilding) and 13.8 metres at the deepest part. The development also achieves a minimum distance of 37 metres to the windows within the neighbouring properties to the rear. Officers are of the view that due to the distances achieved no unacceptable adverse impact would be created on the surrounding neighbouring properties with regards to loss of privacy/overlooking.
- 8.5 It has been raised that the development may cause overshadowing to the neighbouring properties. The neighbouring properties either side have a

couple of secondary windows within their side elevations which would look onto the application site. However, there are no main windows which would be adversely affected by this development. The rear projection is 3 metres deep with a balcony area above, but due to the detached nature of the property, Officers do not consider that the rear projection would cause overshadowing to a harmful level.

b) Impact on the character and appearance of the area

- 8.6 Policy CS17 (High Quality Design) and draft Policy D1 (High Quality Design and Placemaking) seeks to ensure that new development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials.
- 8.7 Concern has been raised that the development is out of keeping and is not respectful to the key character of the area and overbearing. The development proposes to increase the height of the ridge line by 700mm to allow additional roof space to accommodate the proposed front dormers. Mariners Way does not have a set property style and there are many property types with different ridge heights within the road, a situation emphasised by the changing topography of the street. Officers are of the view that the alterations proposed to the property still retains the appearance of a two-storey dwelling (but with accommodation within the roof space) that is not excessive in size or overbearing.
- 8.8 The design of the development has been altered since it was originally submitted to improve the design of the proposal within the street scene. The first-floor fenestration has been altered to create more symmetry, the roof space increased so the dormers do not dominate the roof slope and the pitched roof above the garage area has been increased to improve the design. The proposed external materials are also evident in many of the surrounding properties, and therefore would not appear out of keeping in the street scene. Officers are therefore of the view that the development does not have a negative effect on the character or appearance of the area and would not have a detrimental impact on the street scene.

c) Other matters

- 8.9 Finally, concern was raised that the development would create a loss of view from a neighbours property. Loss of view is not a material planning consideration and therefore cannot be taken into account for the determination of this application.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

a) Proposed Plans & Elevations – Drawing Number: 2006-002M

REASON: To avoid any doubt over what has been permitted.

3. The first and second floor balconies hereby approved shall not be brought into use until the 1.7 metre solid screens as shown on drawing number: 2006 -002M have been erected on both the north-west and south-east sides of the balconies. The screening shall be subsequently retained at all times.

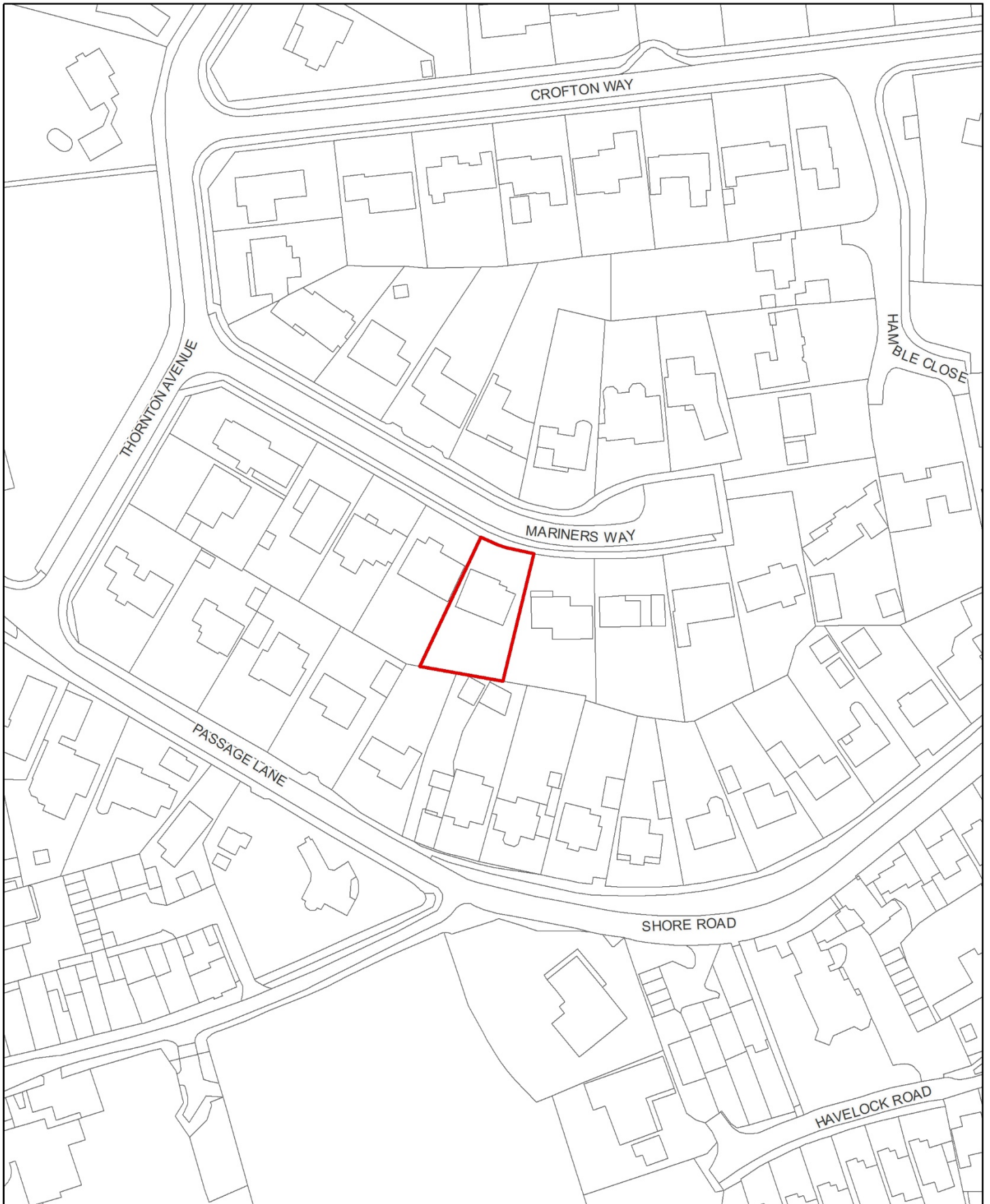
REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

10.0 Background Papers

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



14 Mariners Way
Warsash
Scale 1:1,250



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