

**P/13/0340/FP**

**PORTCHESTER EAST**

MR & MRS G. SHILCOCK

AGENT: MR MARTIN CRITCHLEY

ERECTION OF FIRST FLOOR SIDE EXTENSION AND REPLACEMENT BOUNDARY RAILINGS

100 CASTLE STREET PORTCHESTER FAREHAM PO16 9QG

***Report By***

Brendan Flynn - Ext 4665

***Site Description***

This application relates to a Grade II listed building in use as a private dwelling. The site is located on the eastern side of Castle Street and within the Portchester (Castle Street) Conservation area.

***Description of Proposal***

Planning permission is sought for the erection of a first floor side extension and frontage boundary railings.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS6 - The Development Strategy

CS17 - High Quality Design

***Relevant Planning History***

The following planning history is relevant:

**P/97/0296/LB**      **ERECTION OF CONSERVATORY**  
CONSENT                      18/06/1997

**P/97/0295/FP**      **ERECTION OF CONSERVATORY**  
PERMISSION                      18/06/1997

**P/02/1442/LB**      **Erection of a First Floor Side Extension, Bay Window, Alterations to Front and Provision of Railings**  
L BLDING REFUSE 09/12/2002

**P/02/1441/FP**      **Erection of a First Floor Side Extension, Bay Window, Alterations to Front and Provision of Railings**  
REFUSE                              09/12/2002

***Representations***

None

***Consultations***

Director of Planning & Environment(Highways)- no objection.

Director of Planning & Environment(Arbiculture) - no objection.

Director of Planning & Environment (Conservation) - Supports the application in principle. A previous application for a first floor addition was refused in 2002 due to its impact on the building's architectural and historic interest. This re-design addresses some of the concerns raised at that time. Have detailed comments to make:

- Return of the existing parapet on the main building is part of its architectural character and should be kept, the new front wall set back further accordingly. This will also better retain the dominance of the existing facade.

- The use of a separate roof for the first floor addition would be supported as this ensures separation from the main house, reduces bulk and retains the integrity of the existing historic roofs.

- The building is C18, I am not convinced that a curved regency lead canopy is appropriate, a simpler lead detail reflecting the bay window tops would be more appropriate.

- It should be confirmed if it is necessary to rebuild the existing single storey element. If this is intended then its age and significance should be determined.

- The Victorian railing design is a little ornate for an C18 Georgian building. If a photograph of the salvaged railings is available it would be helpful in considering the design.

- The material to be used for the construction of the new walls should be specified.

- The following matters should be provided as part of the application or secured with the use of an appropriate planting condition;

- i) All external materials to be used including lead, clay tile, bricks, brick bond, mortar colour and finish;

- ii) The detailed design of all new windows and doors, to include sections of joinery and the relationship of the window to the surrounding wall;

- iii) A larger detailed section showing the design of the eaves;

- iv) The detailed design of the new wall and railings including the method of affixing the railing to the wall and to the house.

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

This application raises the following issues:

- \* Principle of development;
- \* Design and impact upon the listed building and the Conservation Area;
- \* Impact on neighbouring properties;
- \* Other issues.

It should be noted that there is a concurrent application for Listed Building Consent. All matters pertaining to the impact of the development on the fabric of the Listed Building are also considered under that application.

#### 1. Principle of development

The application site lies within the urban area of Portchester, in a predominantly residential area. Consequently, subject to compliance with all other relevant development control criteria and policies there are not any fundamental "in principle" objections that would warrant withholding planning permission.

## 2. Design and impact upon listed building and the conservation area

The proposals have been subject to consultation with the Director of Planning & Environment (Conservation) who has raised concerns with the design of detailed elements of the aesthetics of the extension and the front railings.

Amended plans have now been received and there are now no longer any conservation related concerns with the application in respect of the extension. Officers consider the extension is designed appropriately and will appear as a sub-ordinate addition to the dwelling. Subject to the use of appropriate materials and correct detailing, the extension is acceptable.

In terms of the railings, the Director of Planning & Environment (Conservation) comments that these railings are substantial and heavily detailed and states "I am not convinced that they are appropriate for a domestic property originating from the C18. Typically a Georgian domestic railing would have been lighter and plainer in detail with no bottom rail, the uprights being individually fixed into the wall coping with lead."

Notwithstanding this view, the frontage of the site as existing does not enhance the character of the Conservation Area. Whilst the proposed railings might be in the style of a slightly later period than when the house was built, they would still represent an attractive addition which would enhance the frontage of this property and would not appear incongruous within the Conservation Area.

## 3. Impact upon neighbouring properties

The property with the greatest potential for any impact is the immediate neighbour at No. 98b. This lies to the north of the application site and is sited some 5 metres back behind the front wall of the application dwelling.

Whilst set to the north of the application site, the nearest front windows serving habitable rooms within the neighbouring property are at first floor level in the region of 4 metres from the proposed extension. Officers do not believe any material loss of light would occur.

The application building is also set in from the boundary by at least one metre, so therefore would not appear unduly overbearing on No. 98b. No aspect of this development would give rise to any overlooking.

## 4. Other issues

No highway objections are raised to the proposal, and similarly, no issues arise regarding the impact on trees.

## Conclusion

Officers have carefully considered the matters raised by consultees, particularly the Director of Planning and the Environment (Conservation) regarding the style of railings proposed for

the frontage. Whilst those proposed are of a slightly later period than when the house was first constructed, Officers do not consider their design and appearance to be harmful to the special architectural or historic interest of the building nor the character and appearance of the Conservation Area.

Subject to the imposition of appropriate conditions, Officers believe planning permission should be granted for the proposed works.

***Recommendation***

PERMISSION: All external materials to be agreed; detailed design of windows and doors to be agreed; details of eaves to extension to be agreed; detailed design of new wall and how railings will be affixed to the existing wall and house

***Background Papers***

P/13/0340/FP; P/13/0341/LB

# FAREHAM

## BOROUGH COUNCIL



100 Castle Street  
Scale 1:1250

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