

P/13/0487/FP

MR & MRS SMITH

HILL HEAD

AGENT: ROSENTHAL DESIGN
SERVICES LTD

ERECTION OF TWO STOREY FRONT EXTENSION

27 SEAFIELD PARK ROAD FAREHAM HAMPSHIRE PO14 3LZ

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this detached dwelling located in the urban area on the northern side of Seafield Park Road.

The dwelling has single storey eaves heights with the majority of the living space provided at ground floor level. First floor accommodation in the form of two bedrooms, a WC and storage space, is primarily included within the roof space with the exception of a small flat roof dormer window set in the front facing roof plane.

Description of Proposal

Permission is sought for the erection of a two storey front extension to the dwelling.

The extension would provide space for a porch and garage at ground floor level and a master bedroom with ensuite bathroom at first floor. It would feature a dual pitched roof running at right angles to the roof ridge over the main part of the existing house and would have eaves heights at 4.15 metres high. The extension would be built of matching brickwork up to first floor level above which it would be oak clad. The proposal would result in the removal of the existing dormer window from the front of the dwelling.

The submitted drawings show numerous other alterations to the exterior and interior of the dwelling which do not form part of the proposal before Members for consideration.

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)

Representations

One letter has been received in support of the application with two provisos relating to the height of the extension not exceeding that of the existing dwelling and no additional windows being installed into the western elevation.

One further letter has been received simply acknowledging the planning application but making no comment.

Planning Considerations - Key Issues

i) Effect on appearance of dwelling and character of streetscene

Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy requires development 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".

Seafield Park Road and the nearby Pilgrims Way comprise a mixture of detached housing of varying types and styles many of which have been altered and extended over the years. The application site is one in a row of 1950s era bungalows most of which have since been extended with first floor accommodation. Nos 25, 27 & 29 are similar in appearance each featuring a main dual-pitched roof covered in small plain tiles and each with a dormer window in the front roof plane. They are set approximately 8 - 11 metres back from the edge of the highway and staggered within their respective plots due to their front elevations not being parallel with the road. Various other variations of 1950s era dwellings are to be found in the immediate surrounding vicinity including other bungalows, chalet style dwellings and two storey houses.

The application property sits in a short row of dwellings with single storey roof eaves heights. The proposed extension would feature eaves at a height of 4.15 metres, notably higher than the single storey height eaves of the existing dwelling which are shown to be 2.7 metres high. The larger scale of the proposed extension means that it would not sit comfortably on the front of this single storey scale dwelling. Such a design would be an unsympathetic and out of proportion addition to the dwelling which would fail to take into account the existing scale and architectural style of the building.

The adverse effect of the high eaves would be exacerbated by the excessive depth of the extension which would project 4 metres forward of the front of the house at it currently stands. Its depth, coupled with the high eaves, would create a large, bulky western facing flank wall. The bulk of the elevation and its awkward appearance next to the single storey scale of the existing dwelling would be further emphasised and made visually prominent by the use of oak cladding at first floor level. This western elevation would be clearly visible when travelling eastwards along the street, disrupting the rhythm of the gable ends of nos 25, 27 & 29 by obscuring the latter.

It is acknowledged that there are numerous two storey houses nearby in the street. Notwithstanding, it is not the principle of two storey scale development in the streetscene which is held to be harmful in this instance, rather the unsympathetic design and scale of the proposed extension in light of the single storey scale of the existing dwelling.

Officers consider that, by virtue of its design, height, depth, bulk and use of materials, the proposed front extension would detract from the appearance of the dwelling and the character of the streetscene contrary to Policy CS17.

ii) Effect on living conditions of neighbours

The proposed extension would not afford any overlooking of neighbouring properties. Planning permission would be required for any windows at first floor level in the side facing elevations if they were not obscure glazed and fixed shut to 1.7 metres above internal finished floor level.

The adjacent dwelling at no. 29 has a small window in the side western facing elevation

which was hidden behind boundary planting at the time of the case Officer's site visit. The room it serves benefits from a primary source of light and outlook to the front elevation and it is not considered that the extension would be harmful to the living conditions of the neighbours.

Recommendation

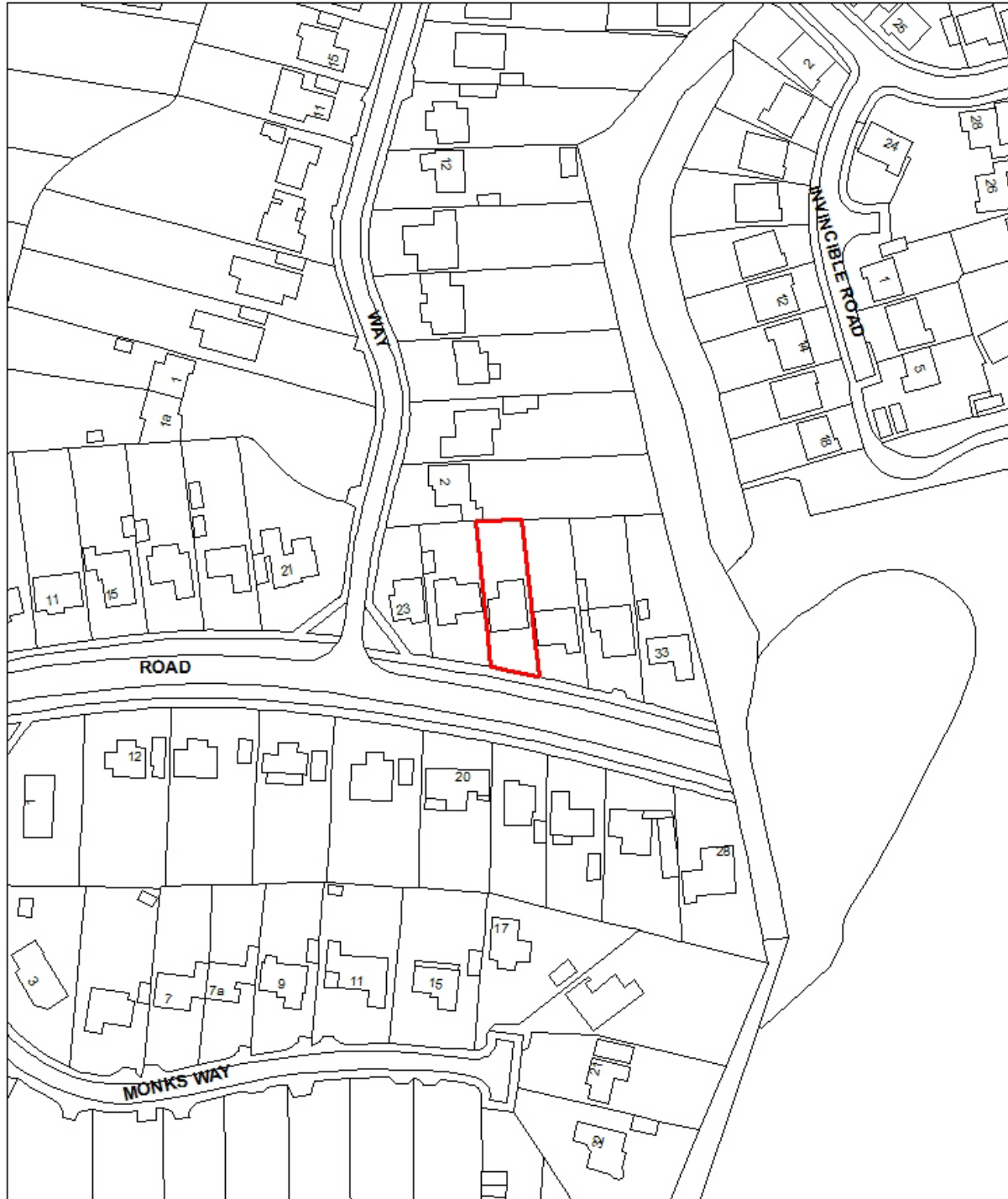
REFUSE: unsympathetic addition to dwelling harmful to appearance of dwelling and character of streetscene; contrary to Policy CS17 of adopted Fareham Borough Core Strategy.

Background Papers

P/13/0487/FP

FAREHAM

BOROUGH COUNCIL



27 Seafeld Park Road
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

