

P/13/0610/FP

WARSASH

MR A SMITH

AGENT: MARTIN MOYSE

ERECTION OF TWO/SINGLE STOREY REAR EXTENSION INCLUDING RAISING
EXISTING MAIN ROOF AND FRONT PORCH

44 OSBORNE ROAD WARSASH SOUTHAMPTON SO31 9GG

Report By

Richard Wright x2356

Site Description

This application relates to the residential curtilage of this two storey detached dwellinghouse located on the western side of Osborne Road, Warsash within the urban area.

Levels on the site fall away from east to west resulting in the front door to the property being set lower than the adjacent footpath level and accessed via steps and the rear garden of the property being on a significant slope. The rear garden is substantial in that it is approximately 44 metres long from the rear of the house. Access from the front of the site to the rear is provided along the southern side of the dwelling.

Description of Proposal

Permission is sought for the erection of a part two storey, part single storey rear extension to the house. Also proposed are alterations to the main roof of the house to raise the ridge height and extend it over part of the proposed extension. A porch is proposed to the front elevation.

The submitted drawings show that the existing single storey element at the rear of the house would be removed and replaced with a two storey element extending 3.0 metres over approximately the footprint of that existing extension and a further 5.0 metres beyond the current rear of the dwelling. The latter section would be covered by a new roof with a ridge running front to rear. The floor level of that section would be set approximately 0.8 - 1.0 metre lower than the rest of the house to take account of the difference in external ground levels through the site from front to back. The first floor level and roof eaves heights would be lower accordingly. This part of the extension would also reduce to single storey scale at its northern flank.

An area of decking is proposed attached to the rear of the extension. The decking is shown to measure 2.3 x 5.8 metres and would be approximately 0.3 metres above the level of the surrounding garden at its highest point.

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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Representations

Three letters have been received objecting to the application on the following grounds:

- Overlooking / loss of privacy
- Parking problems
- Loss of light / overshadowing
- Effect on appearance of house
- Height of roof increase above adjacent properties

Consultations

Director of Planning & Environment (Highways) -

This is a proposal to extend this 2/3 bedroom detached house to a 4 bedroom house through a rear extension and raising of the roof. There is no evidence that recent on-site parking has occurred although there appears to have been a narrow vehicular gateway at the southern end of the frontage and there is a footway crossover.

On the understanding that the original gateway was of insufficient width to accommodate a car, it is accepted that the property had no off-site parking provision compared with a standard requirement of two spaces for the size of the existing dwelling. By contrast, a four bedroom dwelling would require three car parking spaces; a net increase of one parking space. It is therefore thought appropriate that the extended dwelling would need to provide at least one on-site car parking space equivalent to the net increase arising. It is apparent that, with sufficient care, a single adequate parking space can be provided on the south-eastern corner of the site, by carefully grading the surface of this space to avoid vehicle grounding, by increasing the access width northwards and by introducing a pier at the party boundary to protect the adjacent lamp column. Access and parking conditions would be appropriate.

Alternatively, if it was felt that a parking space had been available previously, and it would thus be necessary to provide an additional parking space, this could be accommodated adjacent to the rear extension with the loss of the proposed steps and access door to the utility room. I am satisfied that a car can be driven down the side of the existing house and the proposed extension can be adjusted to better facilitate this second parking space.

Planning Considerations - Key Issues

i) Effect on appearance of the dwelling and character of the area

The proposed extension would be located to the rear of the property and would be mostly screened from view from the street by the adjacent dwellings either side. The design and scale of the proposal is nonetheless considered appropriate in the context of the streetscene. The raised ridge height would stand marginally but not appreciably higher than the adjacent dwelling to the north. The proposed porch is shown to be sympathetic in terms of its size and appearance and would not detract.

The proposal is considered to accord with the design related criteria set out in Policy CS17 of the adopted Fareham Borough Core Strategy in that it is respectful to the area in terms of scale, form, spaciousness and use of external materials.

ii) Effect on living conditions of neighbours

The above description of the proposed development emphasises the attention that has

been paid by the applicant to addressing the challenges of erecting an extension to the rear of this house given the changes in site levels from front to rear. The arrangement of living space proposed would allow for ground floor windows proposed in the side facing elevations of the extension to be obscure glazed and fixed shut where necessary. Officers consider planning conditions should be imposed to restrict side facing windows in the kitchen/family room in this manner. The proposed study window on the northern flank and utility room door and WC window on the southern flank would face onto blank elevations of the neighbouring properties meaning there would be no need for such a condition in those instances. With the exception of a single ensuite bathroom window there are no first floor windows in the proposed side elevation needing to be conditioned. The level of the proposed decking would be little above the level of the surrounding garden and therefore it is not anticipated to give rise to overlooking of neighbouring properties. The distance from first floor windows in the rear of the extension to the rear boundary of the property is estimated to be approximately 39 metres, well in excess of the 11 metres ordinarily sought as a minimum to ensure no loss of privacy to properties beyond that boundary.

The letters of objection received from both adjacent neighbours raise concerns over the potential loss of light and overshadowing effect of the extension. The extension's design means that its main bulk is reduced by virtue of being set lower than the principal part of the dwelling. In addition the single storey element on its northern side ensures that the two storey flank wall is set back around 2.5 - 2.7 metres from the party boundary thereby ensuring it would not appear imposing or overbearing on the neighbours at 42 Osborne Road. On its southern side the extension would be set around 3 metres off the party boundary. Officers are satisfied that this is sufficient to ensure no adverse effect on the garden areas of either adjacent property.

With regards the potential impact on light within those neighbouring houses, Officers do not believe the proposal would have an adverse effect in that regard either. The extension would project approximately 3.1 metres further into the rear garden than the nearest part of 42 Osborne Road used as living accommodation (not including the attached garage). It would stand around 4 metres away from a glazed door and small window in the side of the neighbouring house where light and outlook is already restricted by an overhanging canopy. The room served benefits from light and outlook from a window to the rear which would be around 4.5 metres from the proposed extension. The extension would be behind a line drawn at 45 degrees from the centre of that window - a technique typically used to determine whether the effect on a room would be significant or not. The room also benefits from light and outlook from the front aspect of the house which would be unaffected. To the south, the extension would be sufficient distance away from the dwelling at 46 Osborne Road so as not to materially affect light to or outlook from the windows in the rear of that property. The conservatory to the rear of no. 46 enjoys light and outlook via glazing on all external elevations. The extension would be located to the north of this room and so would not restrict direct sunlight in any event.

Having had regard to the living conditions of neighbours, Officers are satisfied that the proposal would not be harmful to the light to, outlook from or privacy enjoyed by neighbouring properties.

iii) Parking provision

The Director of Planning & Environment (Highways) has commented on this application to say that the property has a small area to the front and side of the house where one vehicle could potentially park, however it is not evident that the space has ever been used in this

way and certainly not recently. The physical gradient and limited size of the space would make it difficult to be used in practice for parking purposes. The highways officer has also remarked that there is the potential for a second parking space further along the side access but this would in practice be unusable since the flank walls of nos. 44 & 46 would prevent the driver and passengers from entering or leaving the vehicle easily. Notwithstanding this apparent lack of on site parking provision, on balance Officers consider that there would be no reason to resist this application on grounds of highway safety or convenience. The present situation is that this two bedroom property has no practical means of providing a single parking space. According to the Council's adopted residential car parking standards the increase in parking demand a four bedroom property would attract is one additional parking space, which the site cannot cater for. Given the apparent good availability of street parking in the immediate area however, this inability to provide the requisite parking provision would not in itself be sufficient to warrant refusing this application.

Recommendation

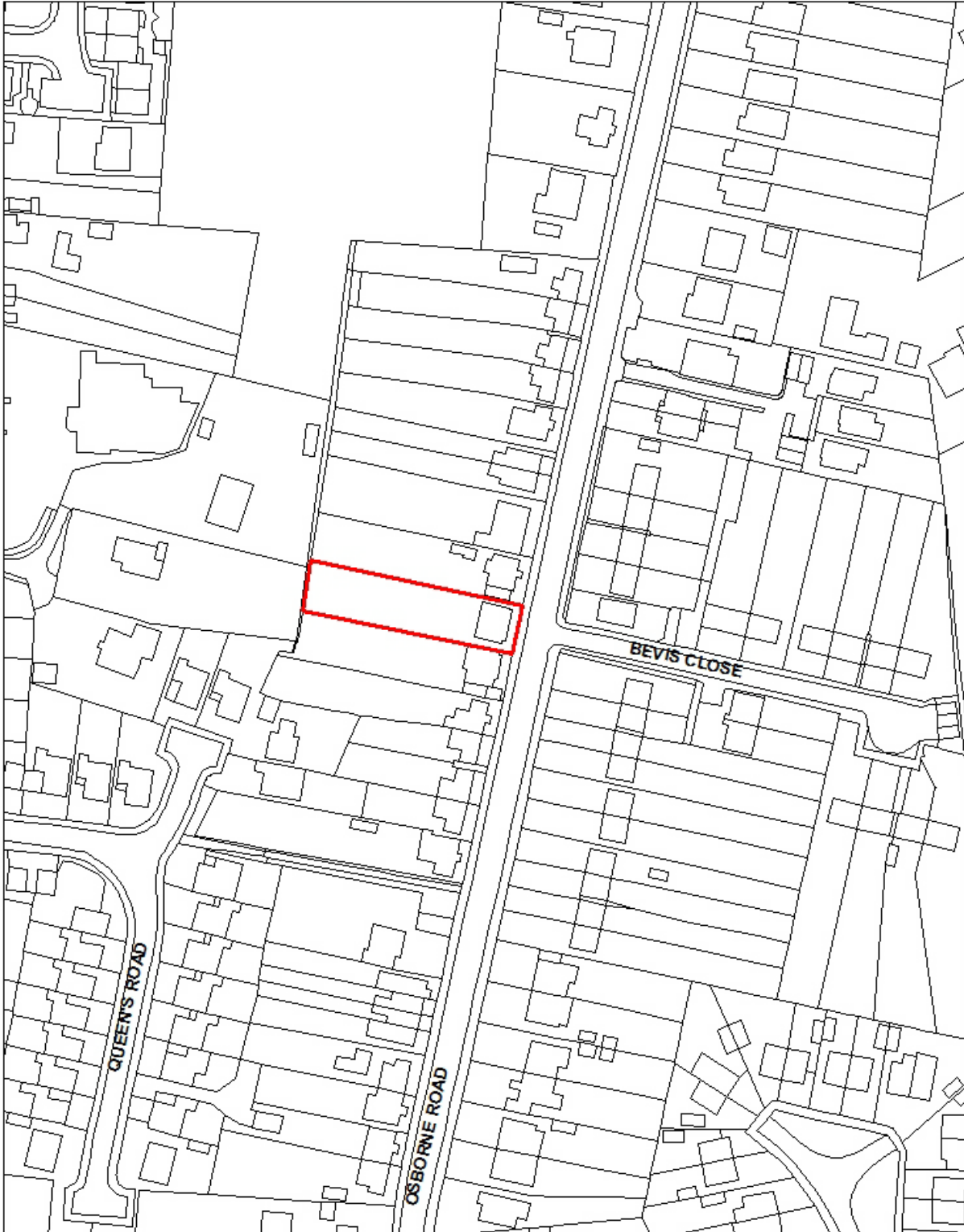
PERMISSION: materials to match; obscure glaze and fix shut to 1.7m above IFF level kitchen/family room GF windows in N & S side elevations and ensuite bathroom FF window in S side elevation.

Background Papers

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FAREHAM

BOROUGH COUNCIL



44 Osborne Road
Scale 1:1,250



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