

P/13/0751/FP

LOCKS HEATH

MR KIERON FORRESTALL

AGENT: MR PAUL MARSH

RAISE ROOF TO PROVIDE FIRST FLOOR LIVING ACCOMMODATION WITH REAR DORMERS, ERECT SIDE EXTENSION FOR GARAGE & FIRST FLOOR ACCOMMODATION AND ERECTION OF SINGLE STOREY REAR EXTENSION

90 PETERS ROAD LOCKS HEATH SO31 6EN

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a detached bungalow within the urban area to the south of Peters Road opposite the junction with Heath Road South.

Description of Proposal

Planning permission is sought for alterations to the roof of the dwelling to incorporate first floor accommodation including raising the height of the dwelling from 5.8m to 6.7m and incorporating two small dormers within the rear elevation. A side extension is sought to the eastern side of the dwelling measuring 3.9 metres in width and 5.9 metres in depth providing a garage at ground floor level with first floor accommodation above. A single storey extension is proposed to the rear, to be positioned centrally on the dwelling, measuring 5.1m in width, 5.8m in depth with a ridge height of 5.4m.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

Two letters have been received objecting on the following grounds;

- The rear first floor windows will overlook neighbouring properties
- The roof will be higher than neighbouring properties
- Planning permission has been refused elsewhere on the road to raise the height of the roof
- The alterations almost amount to a new build; only the four external walls will be left
- Will the existing foundations take the extra load?
- The boundaries and positioning of neighbouring properties are incorrectly shown on the plans

Planning Considerations - Key Issues

The proposal would result in the dwelling being raised in height by 0.9 metre. The neighbouring properties to either side are bungalows however there is generally much variation in house types along the road with chalet bungalows and two storey dwellings also present. The land levels slope gently down from east to west so that the neighbouring property to the east appears higher and the application property would be increased to a similar level. The streetscene drawing submitted with the application demonstrates that the dwelling would not project significantly above the height of the neighbouring properties. It would also still retain the appearance of a bungalow from the front with only roof lights

within the front elevation. It is not considered that the proposal would have any detrimental impact on the visual amenity of the streetscene or character of the area.

The two proposed first floor rear dormer windows would serve bedrooms and would be a minimum of 15 metres from the rear garden boundary. Appendix 6 of the Fareham Borough Local Plan Review states that new windows which overlook adjacent dwellings must be a minimum of 11 metres from adjacent garden areas. It is therefore not considered that the proposal would result in the unacceptable overlooking of the neighbouring property to the rear and only oblique views would be afforded over the garden areas of the neighbouring properties to either side.

The proposed side and rear extensions would have no detrimental impact on the amenities of neighbouring properties in terms of loss of light or outlook. With regards to the side extension a separation distance in excess of 6m would be retained between the application property and the neighbouring property to the east (No.92) so that in officer's opinion there would be no detrimental impact on the spaciousness of the area.

The issue of whether the existing foundations can take the additional load of the roof is not a material planning consideration and would be considered as part of an application for building regulations.

Officers have requested that the applicant's agent checks the accuracy of the positioning of boundaries shown on the plans and the footprint of the neighbouring property (No.88). Officers have visited the site and agree that there are potentially some minor discrepancies which have been taken into account in the consideration of the application.

An amended plan has also been requested to demonstrate that three car parking spaces can be accommodated on the site as the dwelling would be extended to include four bedrooms. Garages will not normally be counted towards parking provision.

The proposal complies with the relevant policy of the Fareham Borough Council Core Strategy and is considered acceptable.

Recommendation

PERMISSION; Brick to match, Parking

Background Papers

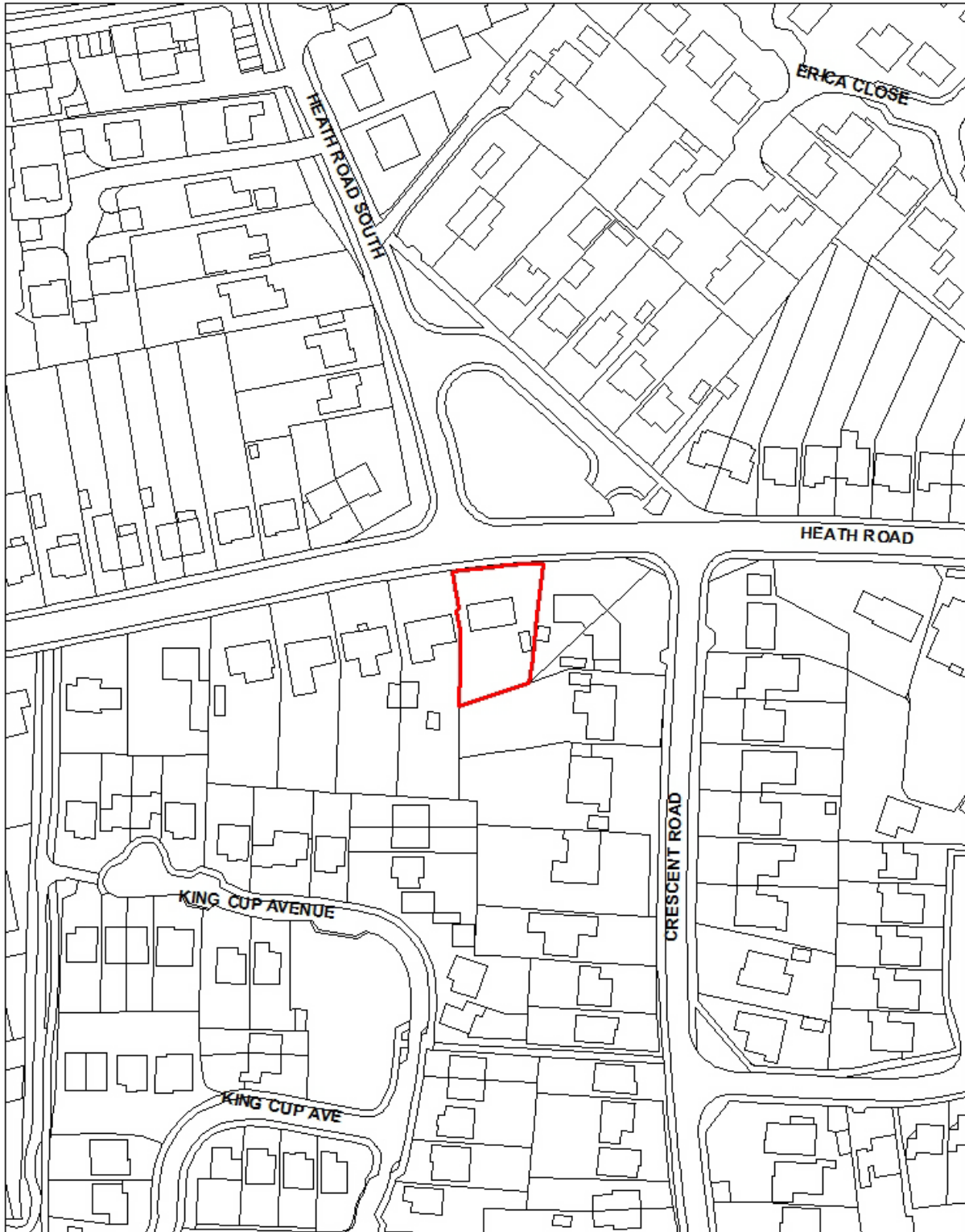
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Updates

An amended plan has been received showing three car parking spaces on the frontage and correcting the errors relating to boundary and neighbouring property positioning.

FAREHAM

BOROUGH COUNCIL



90 Peters Road
Scale 1:1,250



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