

**P/13/0636/FP**

**FAREHAM NORTH**

MR MALCOLM BURR

AGENT: MR MALCOLM BURR

EXTENSIONS AND ALTERATIONS TO ROOF TO CREATE FIRST FLOOR ACCOMMODATION, INCLUDING PROVISION OF TWO DORMER WINDOWS IN SIDE ROOF PLANES AND RAISED CHIMNEY STACK, AND ERECTION OF CANOPY OVER FRONT ENTRANCE

95 KILN ROAD FAREHAM HANTS PO16 7XL

***Report By***

Richard Wright x2356

***Site Description***

The application site comprises the residential curtilage of this detached bungalow located within the urban area. The dwelling has a car port attached to the front and side and a conservatory spanning much of the width of the building at the rear.

***Description of Proposal***

Permission is sought for extensions and alterations to the roof of the dwelling to provide additional space and headroom in order to create first floor accommodation.

The submitted drawings show the existing fully hipped and shallow pitched roof to be replaced with a large dual pitched roof with cropped barn hip ends front and rear. The new roof would stand at 6.4 metres high to its ridge (2.3 metres higher than the existing roof). The existing chimney stack would be increased in height accordingly. A hipped roof would be added over the existing car port area and infilled at ground floor level to form an enclosed garage. Two pitched roof dormer windows would be added to the side roof planes towards the rear.

A canopy over the front door is proposed also.

The existing conservatory is shown to be demolished. The drawings also show changes to existing fenestration which would not require express consent from the Council.

***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***

One letter has been received with the following comments:

- The proposal will have a significant impact, especially in terms of light and privacy, on our property
- Fence and tall hedge between properties should remain

- West facing dormer window should be fixed and fitted with obscure glass
- Velux window on west side should be positioned above eye level

### ***Consultations***

Director of Planning & Environment (Highways) - It will be necessary for the applicant to demonstrate that three separate car parking spaces and turning space can be provided on site.

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

The application property sits in a row of dwellings on the southern side of Kiln Road many of which have previously been extended to form first floor living space. House types along this stretch and on the opposite side of the street are mixed in terms of their scale, bulk and design.

The proposed changes to the existing bungalow at no. 95 would create a chalet bungalow style dwelling with a gable end frontage facing onto the street. The scale of the resultant dwelling would not be out of keeping with that typical of the street and, whilst there may be no other example of this exact design elsewhere immediately nearby, the proposal is not considered to be harmful to its diverse built form and appearance.

The proposed extensions and alterations to the roof would not harm the living conditions of neighbours. The property to the east (no. 93) is a single storey dwelling with a large conservatory at the rear. This room benefits from light and outlook from a number of aspects and the increase in bulk of the roof at the application property would not have a significant reducing effect on that. The rear elevation of the dwelling would not be brought back any further into the rear garden and would not project further past the rear elevation of the house to the west (no. 97).

The letter received from the occupants of no. 97 requests that the dormer window in the western roof plane be obscure glazed and fixed shut to prevent overlooking into the ground floor bedroom window in the corresponding elevation of their house. Officers concur with this view that such a condition is required and similarly the dormer on the eastern side of the dwelling should also be constructed and retained in that manner. The roof lights in the western and eastern roof planes should be conditioned so that they have a cill height of at least 1.7 metres above internal finished floor level so as to prevent any overlooking also.

The letter received also makes reference to the retention of boundary treatment already in place. However, Officers consider that a condition requiring this to be so would not be strictly necessary in order to make the development proposed acceptable.

Following the comments made by the Council's Highways officer, the applicant has provided an amplified site plan showing room within the frontage of the property to park three cars whilst still retaining turning space to enable vehicles to leave the site in a forward gear. The proposal is therefore considered to accord with the Council's required parking standards and not likely to adversely affect highway safety.

The proposal is considered to accord with Policy CS17 of the adopted Fareham Borough Core Strategy and the Council's adopted Residential Car & Cycle Parking Standards SPD.

### ***Recommendation***

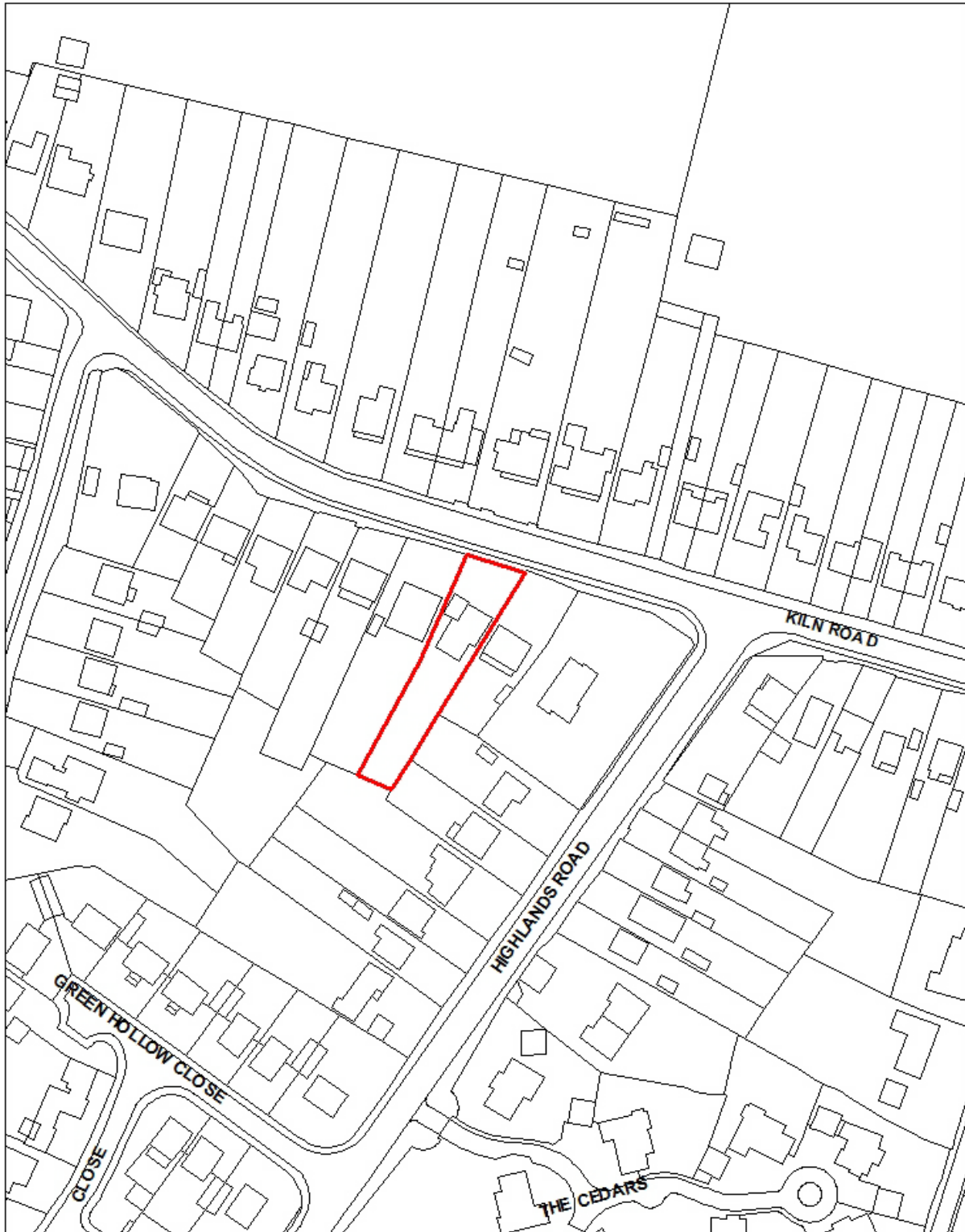
PERMISSION: materials to match; dormer windows in west and east roof planes obscure glazed and fixed shut; roof lights high level.

***Background Papers***

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# FAREHAM

BOROUGH COUNCIL



95 Kiln Road  
Scale 1:1,250



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