

P/13/0703/FP

HILL HEAD

MR RICHARD WHITE

AGENT: PWARECHITECTURE

ERECTION OF FIRST FLOOR REAR EXTENSION

17 MONKS WAY FAREHAM HAMPSHIRE PO14 3LU

Report By

Richard Wright x2356

Site Description

This application relates to a two-storey detached dwellinghouse within the urban area. The site is located on the northern side of the cul-de-sac hammerhead turning area at the eastern end of Monks Way and is triangular in shape.

The dwelling has previously been extended with a two-storey addition to its eastern side and a single storey flat roof rear extension. The rear extension is between 4.5 - 5.5 metres from the rear boundary of the property with 22 Seafield Park Road.

Description of Proposal

Permission is sought for the erection of a first floor rear extension over the existing single storey addition.

The proposed first floor extension would extend approximately two thirds (6.7 metres in width) across the existing ground floor extension with the remaining third (3.5 metres) being a roof terrace accessed from the extension by a set of sliding doors. The extension would have two windows, one in the northern elevation serving a bathroom and one in the western flank elevation acting as a secondary window to the new bedroom. Both of these windows are shown on the submitted drawings to be constructed with 'opaque' glazing. The roof of the extension would be sloping on all sides with a flat roof in its centre to create a false pitch effect.

A second set of doors are shown on the submitted drawings accessing the roof terrace from the master bedroom within the existing dwelling.

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,

Relevant Planning History

The following planning history is relevant:

P/07/0812/FP

ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS

PERMISSION 17/07/2007

P/03/0246/FP **Erection of Replacement Dwelling**

PERMISSION 10/04/2003

P/98/1414/FP **Erection of Double Garage and First Floor Rear Extension**

PERMISSION 23/02/1999

Representations

Four letters have been received in objection to the application on the following grounds:

- Overlooking / loss of privacy
- Do not believe all windows will be frosted
- Potential to add dormer windows in roof once constructed
- Intrusive, dominant and imposing / too close to boundary

Planning Considerations - Key Issues

i) Planning history

Planning permission was previously granted in 1998 for the erection of a first floor rear extension at this property (planning reference P/98/1414/FP). The drawings show that at the time the dwelling had a single storey extension at the rear at the same depth as that at the property today. The approval gave permission to construct a first floor extension above this single storey addition approximately 5.5 metres wide across the rear of the house with a roof terrace over the remaining 1.5 metres of the existing extension. One obscure glazed first floor window was proposed in the rear facing elevation. An obscure glazed screen was shown on the plans to be erected along the short northern edge of the terrace. The extension was not built and the permission has since lapsed.

In 2003 permission was granted for a replacement dwelling at the site (planning reference P/03/0246/FP). The new two storey dwelling was to have a rear section with reduced eaves heights that would have occupied the area covered by the rear extension to the dwelling in situ at the time. No north facing windows were proposed in this rear section at first floor level. The permission was not implemented and is understood to have now lapsed.

Permission was granted in 2007 for a two storey side extension to the house and the widening of the single storey rear extension (planning reference P/07/0812/FP). The development was carried out later that year.

ii) Effect on living conditions of neighbours

The above planning history is relevant insofar as it sets out how the issues raised by the neighbours in the letters of objection received have previously been viewed by this authority. It has previously been considered that a first floor level roof terrace at the rear of the property would be acceptable subject to the erection of an obscure glazed privacy screen along its northern edge to prevent overlooking of the adjacent properties. Officers take the same view in this instance and consider that any possible views eastward from the terrace would be down the length of the private garden at the property and would not impinge on the privacy of neighbours. A set of doors are shown on the submitted plans leading from the Master Bedroom in the existing dwelling out onto the new terrace. These doors would replace an existing window in that same position and would look out onto this privacy screen so would not provide any opportunity for overlooking. Windows proposed in the northern and western elevations of the extension are to be obscure glazed and this

should be the subject of an appropriate condition requiring them to also be fixed shut to the height of 1.7 metres above internal finished floor level.

The extension proposed is larger than that permitted in 1998, the applicant wishing to take full advantage of the space available which has been created by the ground floor extension being enlarged in 2007. Notwithstanding, Officers do not consider the width, bulk and massing of the extension to be overbearing or imposing on the adjacent garden areas. The current proposal is for an extension 6.85 metres wide (approximately 1.35 wider than that earlier scheme) but with a hipped roof. The increased size of the terrace would not add to perception of its bulk. Furthermore the extension would stand some 4.5 - 5.5 metres from the rear boundary.

The proposal would not be harmful to the light to, outlook from or privacy enjoyed by neighbouring properties.

iii) Other matters

The proposed extension would be located to the rear of the property and would not be readily visible from the street. Notwithstanding, the proposed design and appearance of the extension would not be harmful to the appearance of the dwelling or the character of the surrounding area.

There is ample parking space available within the residential curtilage to cater for the likely demands of the extended dwelling and meet the Council's expected residential car parking standards.

Recommendation

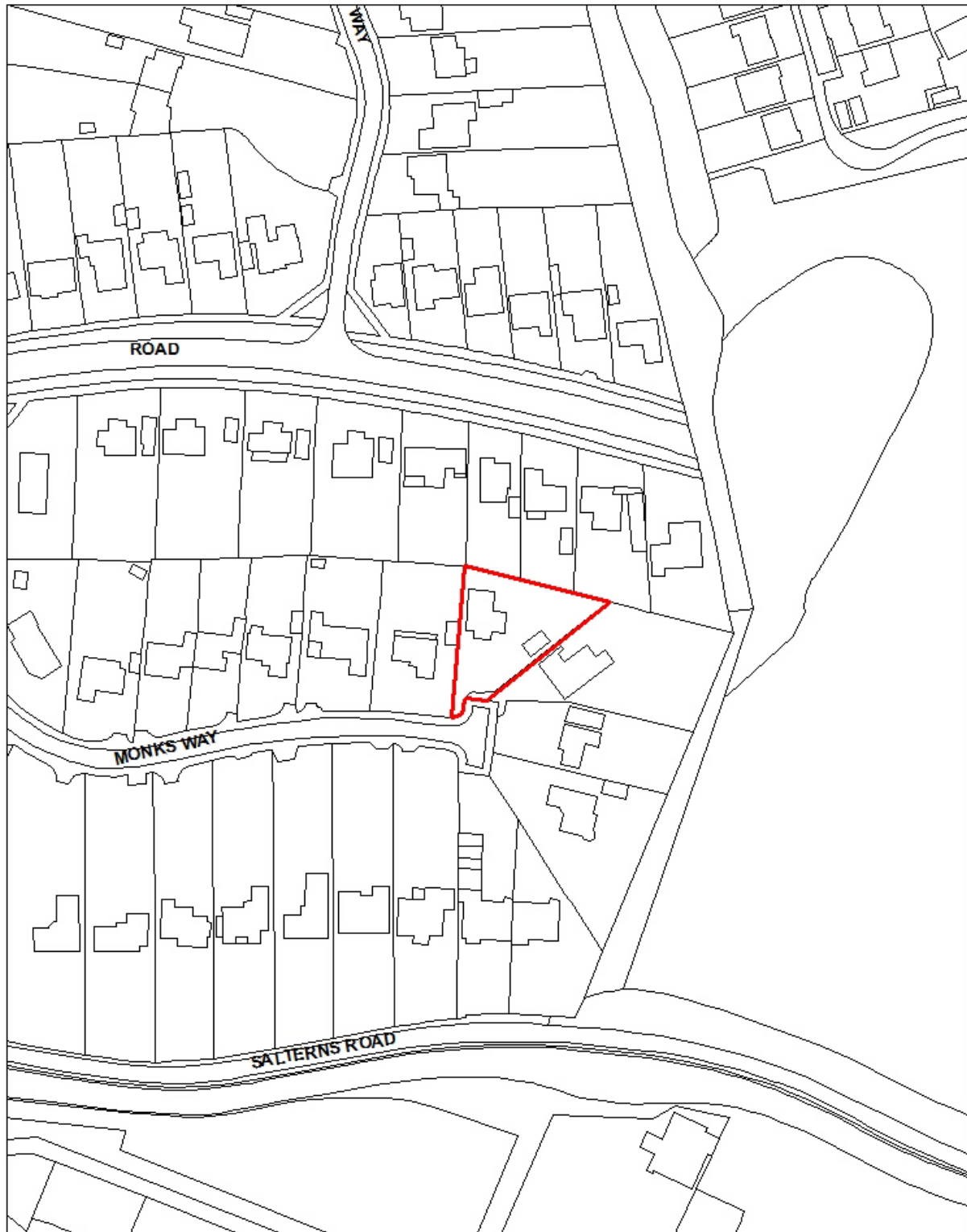
PERMISSION: materials to match; remove PD rights re FF windows in rear elevation; obscure glaze and fix shut to 1.7m FF windows in N & W elevations; obscure glazed privacy screen to 1.7m above terrace level along northern edge

Background Papers

P/13/0703/FP

FAREHAM

BOROUGH COUNCIL



17 Monks Way
Scale 1:1,250



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