

P/13/0759/FP

MRS R STOTESBURY

PORTCHESTER EAST

AGENT: ARCHITECTURAL
DESIGNS

ERECTION OF SINGLE STOREY REAR EXTENSION, ROOF EXTENSION TO FORM GABLE END WITH NEW FRONT AND REAR DORMERS.

25 LONSDALE AVENUE PORTCHESTER HAMPSHIRE PO16 9NP

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this semi-detached chalet bungalow. The site is located on the western side of Lonsdale Avenue within the designated urban area. The dwelling has a modest sized conservatory at the rear.

Description of Proposal

Permission is sought for the erection of a single storey rear extension (following demolition of the existing conservatory). The extension would measure 4.0 metres in depth beyond the rear of the original dwelling. It would have a flat roof with parapet walls on either side and two skylights.

Also proposed are alterations to extend the dwelling's hipped roof to form a gable end along with a new pitched roof front dormer and larger flat roof rear dormer.

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/13/0761/LP

**CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR ROOF
EXTENSION AND REAR DORMER**

Representations

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

- Loss of light to no. 23
- Character of the road would be altered
- Concern over damage to tarmac drive during construction
- Upheaval of construction vehicles, dirt and noise
- Traffic problems in narrow road

- Drainage

Planning Considerations - Key Issues

i) Effect on living conditions of neighbours

The adjoining dwelling at no. 27 has a flat roof extension and an additional conservatory added to the rear of the property which projects further than would the 4.0 metre deep extension hereby proposed at no. 25. There would therefore be no loss of light to or outlook from that neighbouring property.

The neighbours living at no. 23 have raised a concern over potential loss of light to a window set in the facing southern elevation, the principal window to the kitchen in that dwelling. Having visited no. 23 Officers note that the degree of light to that window is already severely impeded by the flank of the original bungalow at no. 25. Notwithstanding, it is not considered that the proposed development, namely the roof alterations to form a gable end and rear dormer, would materially alter the existing situation to the extent that it would have a significantly adverse effect on the living conditions of the neighbours. Members will note from the above planning history that another application relating to this property (reference P/13/0761/LP) is currently being considered by Officers which seeks confirmation that altering the roof to form a gable end and provide a rear dormer would, in any case, be permitted development and would not require the Council's permission to be built.

The distance from the proposed rear dormer window to the rear western boundary of the property is in excess of the 11 metres ordinarily sought by this Council as a minimum to prevent any adverse overlooking of neighbouring gardens.

The proposal would not be harmful to the amenities of neighbours and accords with Core Strategy Policy CS17 and the Council's approved Extension Design Guide.

ii) Effect on visual appearance of dwelling and character of streetscene

Officers consider the proposed extensions and roof alterations would be in keeping with the character of the streetscene and would not detract from the visual appearance of the dwelling.

There are several examples of roof alterations having been carried out on other properties in Lonsdale Avenue incorporating barn hip or gable ends. There are also numerous other dormer windows within the front facing roof planes of other dwellings in the road, including the adjacent dwelling at no. 27. The proposed dormer window is shown to be neatly proportioned and sympathetically positioned within the extended eastern roof plane.

Subject therefore to consideration of the materials to be used in the development, the proposal is found to accord with the design related criteria of Core Strategy Policy CS17.

iii) Parking provision

The Council's Residential Car & Cycle Parking Standards SPD expects new development forming a 4-bed dwelling to provide on-site provision for the parking of three vehicles. At present Officers consider there is enough space within the site frontage to achieve three spaces however it would entail enlarging the existing hardstanding area to the boundary with the adjacent dwelling no. 27. This could be made the subject of an appropriately

worded planning condition.

iv) Other matters

Concerns have been raised by an immediate neighbour over the capacity of the main drain into which the dwelling at no. 25 joins. This matter will be addressed by Building Control. In light of the scale of the development issues concerning disruption during construction do not warrant any specific control measures.

Recommendation

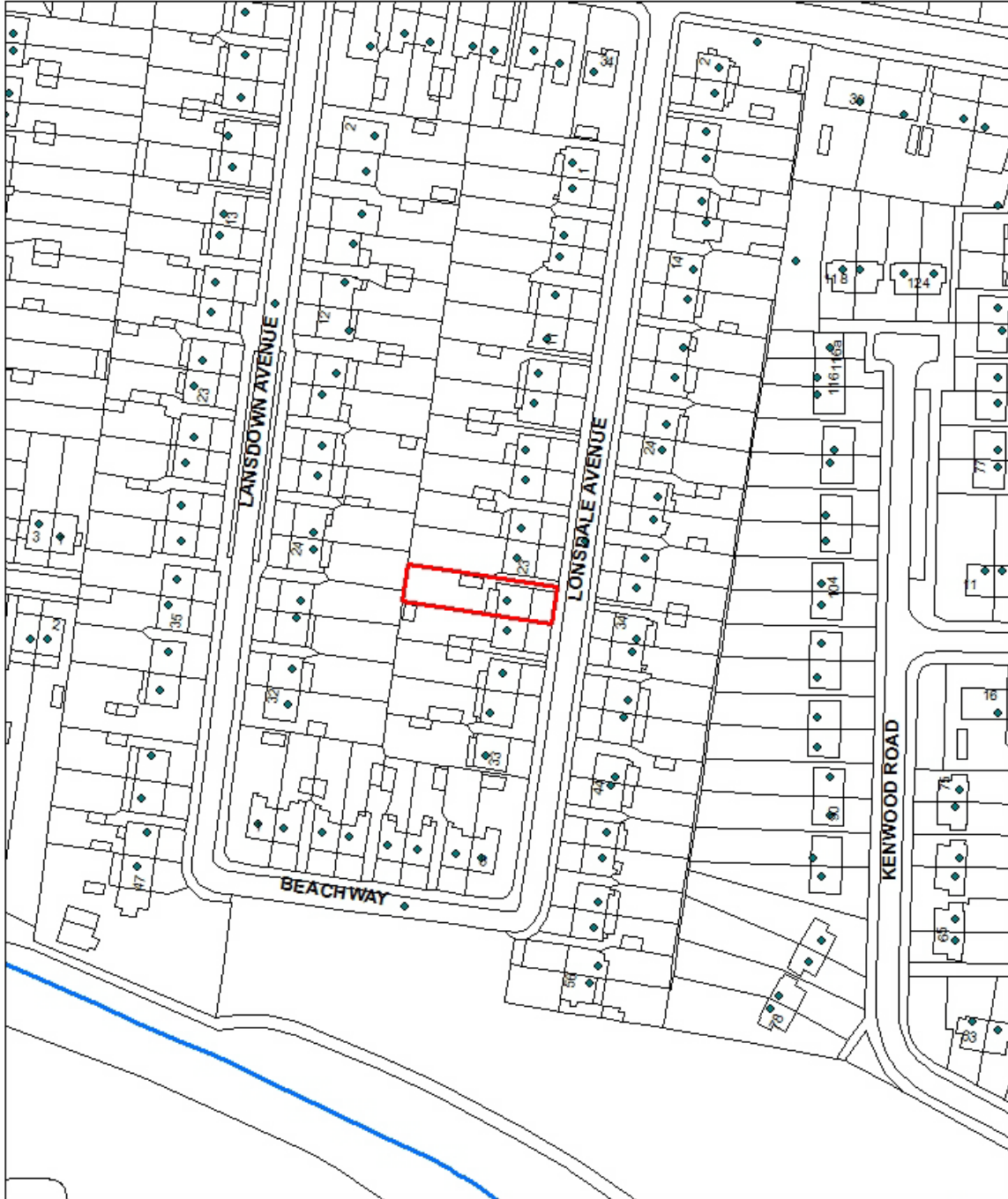
PERMISSION: details of materials; parking plan showing provision of three parking spaces on site.

Background Papers

P/13/0759/FP

FAREHAM

BOROUGH COUNCIL



25 LONSDALE AVENUE
SCALE: 1:1,250

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