

P/13/0779/FP

MR & MRS ROMER

HILL HEAD

AGENT: ROSENTHAL DESIGN
SERVICES LTD

ERECTION OF FRONT PORCH, SINGLE STOREY REAR AND SIDE EXTENSIONS

166 OLD STREET FAREHAM HAMPSHIRE PO14 3HQ

Report By

Richard Wright x2356

Site Description

This application relates to a two-storey semi-detached dwelling located within the urban area on the eastern side of Old Street, Hill Head.

Description of Proposal

Permission is sought for the erection of a front porch, single storey rear extension and single storey side extension.

The proposed front porch would effectively infill an area currently underneath the overhanging roof over the front door.

The proposed rear extension would span the width of the rear of the house and would project 3.0 metres into the rear garden.

The proposed side extension would provide garage space. It would extend 5.2 metres along the side of the house infilling space between the eastern flank wall and the boundary fence.

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)

Representations

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

- Loss of view and light
- Reduction in value of adjacent property

Consultations

Director of Planning & Environment (Highways) -

Subject to a minimum of two car parking spaces being provided and maintained and the new access

being satisfactorily constructed, no highway objection is raised. The following conditions are applicable - vehicular access construction; car parking within curtilage of dwelling

Planning Considerations - Key Issues

i) Effect on the living conditions of neighbours

The rear extension would project 3.0 metres beyond the rear wall of the house. The adjoining property, 168 Old Street, has no rear extension or conservatory however the depth of the proposed extension at no. 166 would not be excessive so as to harm the level of light to or outlook from the neighbouring house. The proposal accords in that regard to the maximum depth ordinarily permitted for an extension along a party boundary as set out in the Council's approved Extension Design Guide.

The comments raised in objection to the application originate from nos 160 & 162 Old Street. Members should note that on the submitted location and block plan the numbering of the row of four terraces and one detached dwelling to the immediate east of the application site (incorporating nos 156, 158, 160, 162 & 164) is incorrect, understood to be in reverse order. For the avoidance of doubt 160 Old Street lies in the centre of the row of those five properties with no. 162 to its north. Both properties have adjacent kitchen windows at ground floor level within the front elevation as well as front entrance doors.

The frontages of nos 158 through 162 are mainly given over to lawn with low planting and only a few more substantial shrubs. The frontages could be described as being 'open plan' in that there are no boundary fences between the individual properties. A footpath providing access to these houses runs between the frontages and the close boarded boundary fence along the eastern side of the application site. Officers consider that the frontages of these properties and the footpath and verge provide sufficient separation distance between the dwellings and the proposed side and rear extensions. There would be no adverse effect on light or outlook.

At present the flank wall of no. 166 is approximately 12.0 - 12.5 metres away from the front elevations of nos. 158 & 160. It is not directly opposite nos. 162 & 164. Between the flank wall and the boundary fence are two timber sheds in the same approximate position as the proposed side extension, but with a lesser footprint. The boundary fence measures approximately 1.8 metres high and the sheds no more than 1.95 metres high where they abut that boundary. The proposed site extension would stand 2.4 metres high to its eaves and 3.8 to the apex of the dual pitched roof. It would be located opposite the front elevation of no. 158 and only marginally opposite the frontage of no. 160 at a distance of approximately 9.0 - 9.5 metres. It would not be in front of no. 162, that property instead facing the side elevation of the proposed rear extension at a distance of around 12.0 - 12.5.

As a broad comparison, the Council's Extension Design Guide states that, in the case of a two-storey wall of a new extension, a minimum distance of 12.5 metres should normally be required. In this instance the extensions would be single storey. A further observation is that, towards the end of the day when the sun is orientated in the west, the side extension would have no further impact in terms of direct sunlight to those nearby properties than the shade cast by the two storey bulk of the existing house.

Taking the above into account, the position and height of the existing boundary fence and timber sheds and the separation distance involved, Officers are of the view that the impact on the living conditions of neighbours living immediately to the east of the site would not be adversely affected.

ii) Other matters

The proposed development would not be harmful to the appearance of the dwelling or the character of the streetscene.

At present the site has a hardsurfaced area to the front of the house sufficiently large to park two cars. The proposal will not result in an increase in bedroom numbers therefore there would be no requirement for any additional spaces to be provided nor any control exercised over those existing spaces.

Recommendation

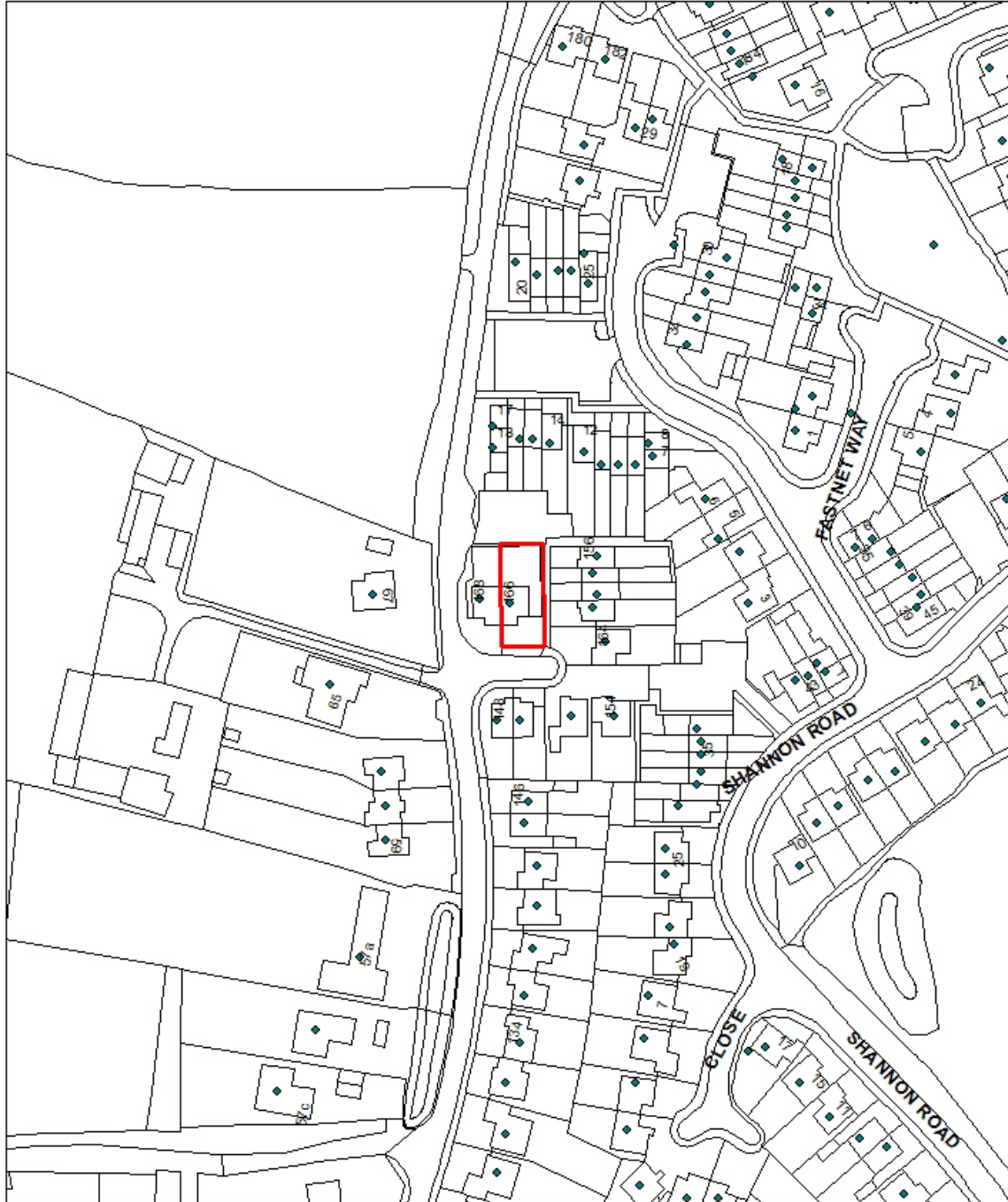
PERMISSION: materials to match

Background Papers

P/13/0779/FP

FAREHAM

BOROUGH COUNCIL



166 OLD STREET
SCALE: 1:1,250

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