

P/13/0928/FP

TITCHFIELD

MR G DUGGAN

AGENT: MR T AYLES

ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS AND FRONT AND SIDE PORCHES

4 CATISFIELD LANE FAREHAM HANTS PO15 5NN

Report By

Richard Wright x2356

Site Description

This application relates to a detached dwelling to the eastern end of Catisfield Lane. The property is one of four detached chalet style properties that occupy the corner plots to the north of the Catisfield Lane and Highlands Road junction.

Description of Proposal

Planning permission is sought for a two storey side and single storey rear extension and front and side porches.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

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 objecting to the application on the following grounds:

- Siting, scale and design of proposal will adversely impact on residential amenities (light, privacy and outlook)
- The extension will come close to the boundary wall and the proposed building line will come in front of building line at no.4 which will overshadow property.
- The view from side lounge window will be of an oppressive blank wall and will block morning daylight.
- No loss of trees mentioned in proposal.
- Insufficient space to park two vehicles and lack of turning space will encourage reversing onto Catisfield Lane to the detriment of highway safety.
- Proposed extension is close to the boundary which will adversely impact on enjoyment and privacy of garden
- The design of the 'pyramid' roof windows (dormer windows) are intrusive.

Consultations

Director of Planning and Environment (Highways) - No highway objection is raised to the application.

Planning Considerations - Key Issues

i) Effect on appearance of dwelling and character of streetscene

The application relates to 4 Catisfield Lane, one of four chalet bungalow style dwellings located along the north side of Catisfield Lane near the junction with Highlands Road apparently built around the same time and of similar appearance. The quartet of chalet-style properties have been altered to varying degrees which has inevitably led to some loss of uniformity between the four dwellings. The character of this locality has however remained by virtue of material choice and design of the modifications.

The proposed extension will use matching materials and a condition to secure this in construction is recommended. The design of the proposal responds positively to the characteristics of the existing dwelling in terms of form, scale and materials and would preserve the appearance of the property.

Core Strategy Policy CS17 requires development proposals to positively respond to key characteristics of the area including taking account of spaciousness about buildings. Of particular note in the streetscene are the dwellings at 8 Catisfield Lane and 2 Catisfield Lane both of which have been extended to the side increasing the mass and site coverage of the properties thereby reducing the space between them. It would appear that the proposal would be broadly similar in terms of its design, appearance and effect on the space about the building. As such, officers are of the opinion that the proposal would not have an unacceptable impact upon the spacious character of the streetscene.

The design of the dormer window is considered appropriate and reflective of the existing dormer window and the character of the surrounding properties.

In design terms Officers consider that the proposal accords with Core Strategy Policy CS17 (High Quality Design) and the Council's approved Extension Design Guide.

ii) Effect on living conditions of neighbour at 6 Catisfield Lane

The proposed side extension will extend the building line of the existing dwelling west bringing the footprint of the property closer to the boundary with the neighbouring property at 6 Catisfield Lane. The proposed side extension would be partially visible from within number 6 but only when one is stood in the corner of its lounge. The lounge is separated from the party boundary by a driveway's width.

As such, the view of the flank wall of the extension would be limited, being visible from a small side lounge window, and would not have a significant or unneighbourly impact on the outlook from that room. Similarly the loss of light to the lounge would, in the opinion of Officers, be limited with the room also benefiting from a large bay-style window providing the main source of light and outlook which would be unaffected. There are no other side windows to the east flank of 6 Catisfield Lane that would be affected by this proposal.

The proposed dormer window to the rear of the property will provide only oblique views to the east and west and would not be significantly different in this regard from the current situation with the existing dormer window. A single small window is proposed to the east flank wall. There is the potential for overlooking of the neighbours property from this point. To ensure no loss of privacy the window conditioned so as to have a sill no lower than 1.7 metres above internal finished floor level.

iii) Parking provision and highway safety

The Director of Planning & Environment (Highways) is satisfied that the proposed parking and turning areas are sufficient to cope with the expected demands of the extended house. The proposal complies with the level of parking required by the Council's adopted Residential Car & Cycle Parking Standards.

iv) Summary

The proposal would have no material impact on the light, outlook or privacy enjoyed by neighbours. The proposal would not be harmful to the appearance of the dwelling or the character of the streetscene and the level of parking provision is sufficient to cater for the demands of the extended property.

The proposal is acceptable and complies with the relevant adopted development plan policies.

Recommendation

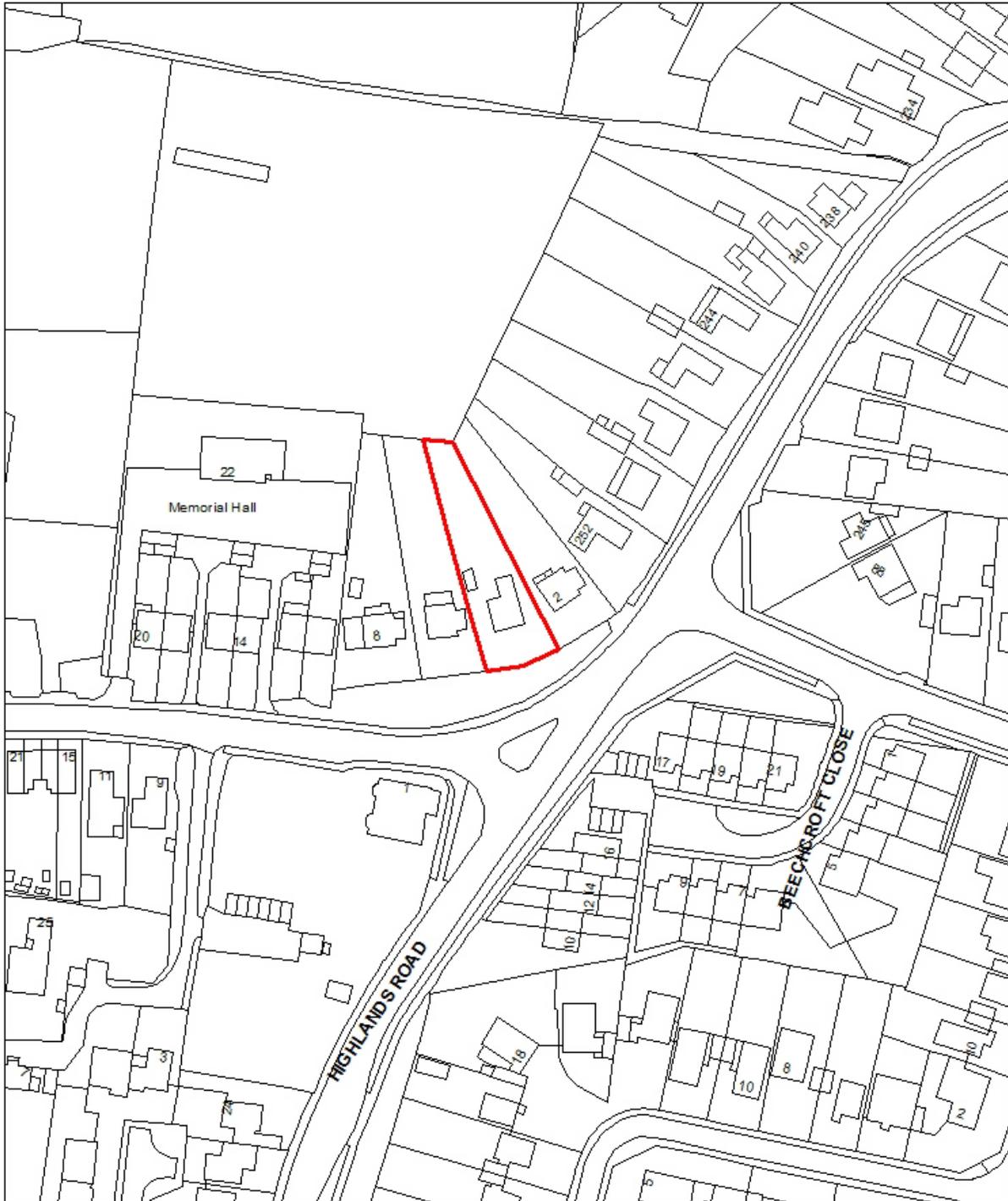
PERMISSION: materials to match; first floor high level window in west elevation

Background Papers

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FAREHAM

BOROUGH COUNCIL



4 Catisfield Lane
Scale 1:1250

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