

P/13/1003/FP

MS J BRYANT

PROPOSED TWO & SINGLE STOREY REAR EXTENSIONS AND ALTERATIONS TO FRONT CANOPY

113 WHEATLANDS FAREHAM PO14 4SU

TITCHFIELD COMMON

AGENT: MR BARRIE LAWRENCE

Report By

Arleta Miszewska ext. 4666

Site Description

This application relates to a two storey semi-detached dwelling located within northern part of Wheatlands, east of Hunts Pond Road, which is an urban area in Titchfield Common.

The property has been already extended to the side by a two storey extension.

Description of Proposal

Planning permission is sought for a part two and part single storey extension to the rear. The proposed single storey extension would accommodate a dining and breakfast room, the first floor extension would accommodate a bedroom. Minor alterations are also proposed to the front canopy.

A previous proposal for extensions to this property was refused earlier this year for the following reasons:

1. the proposed juliet balcony within the south elevation would give rise to the unacceptable overlooking of the adjoining property to the detriment of the amenities of its occupants; and
2. without a tree survey to otherwise demonstrate the satisfactory spread of canopies of those Tree Preservation Order protected trees situated beside the rear boundary, the proposed rear extension would be excessively close to these trees, introducing unacceptable pressure to prune these trees in a manner likely to be harmful to their public amenity value.

In order to address the reasons for refusal, this submission incorporates the following amendments:

1. the proposed juliet balcony has been set back by approximately 680mm and now sits within the internal floorspace;
2. a new door and two full-height windows have been incorporated on the western elevation to allow for more sunlight entering into the ground floor dining area and to reduce the pressure to prune the Tree Preservation Order protected trees situated beside the rear.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/13/0510/FP</u>	ERECTION OF SINGLE AND TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION WITH CANOPY OVER
	REFUSE 17/07/2013
<u>P/02/1656/FP</u>	Erection of a Two Storey Side Extension
	PERMISSION 04/02/2003

Representations

Four letters of objection have been received in total, including two letters from 145 Hunts Pond Road. The main issues can be summarised as follows:

- impact of excavations and soak-away construction on tree roots,
- pressure to prune protected trees,
- overlooking and loss of privacy,
- loss of light and overshadowing,
- visual intrusion from the mass of the already undertaken and proposed extensions,
- overdevelopment,
- poor design, out of scale,
- out of character with the area,
- overbearing and obtrusive,
- additional car parking pressure,
- design does not meet this minimum privacy requirement in relation to the proximity to the rear boundary
- loss of visual amenity,

Consultations

Director of Planning and Environment (Arboriculture)- There are no arboricultural grounds for refusal and no objections are raised subject to a condition securing tree protection measures during construction.

Planning Considerations - Key Issues

The proposed development incorporates amendments designed to address the reasons for the previous refusal.

By setting the balcony back, the distance between the balcony and the closest point of the rear garden of the property to the rear (151 Hunts Pond Road) is approximately 11.5 metres, which is in accordance with Fareham Borough Council's Extension Design Guide. Furthermore, the amended design also prevents sideways overlooking towards the adjacent properties at no. 111 Wheatlands and 145 Hunts Pond Road.

A new door and two full-height windows have been incorporated on the western elevation to allow for more sunlight entering into the ground floor dining area and to reduce the pressure to prune the Tree Preservation Order protected trees situated to the rear. The insertion of the additional openings within this elevation would not cause any loss of privacy, due to the existing boundary treatment between the properties, and therefore can be supported.

Other considerations:

In terms of street scene and appearance, the proposed front alterations will be sympathetic to the design of this dwelling whilst the rear extensions will be hidden from view by the existing property and those nearby.

The depth of the rear extension is acceptable at 3 metres, being in accordance with the Council's Extension Design Guide. The property immediately to the northeast would not be materially harmed.

In respect of 145 Hunts Pond Road to the west, Officers are satisfied that a sufficient separation would be maintained between that property and the proposed extension.

Parking is considered adequate given no additional bedrooms are due to be created.

Summary

Notwithstanding the objections received, Officers are satisfied that the proposed extensions would not materially harm the outlook or privacy of adjoining properties, nor would they harm the appearance of the dwelling. The modifications proposed to existing dwelling through the installation of additional windows would reduce the pressure to carry out works to the nearby protected trees. Subject to the imposition of appropriate conditions, the proposal is considered to accord with the adopted planning policies of this Authority.

Recommendation

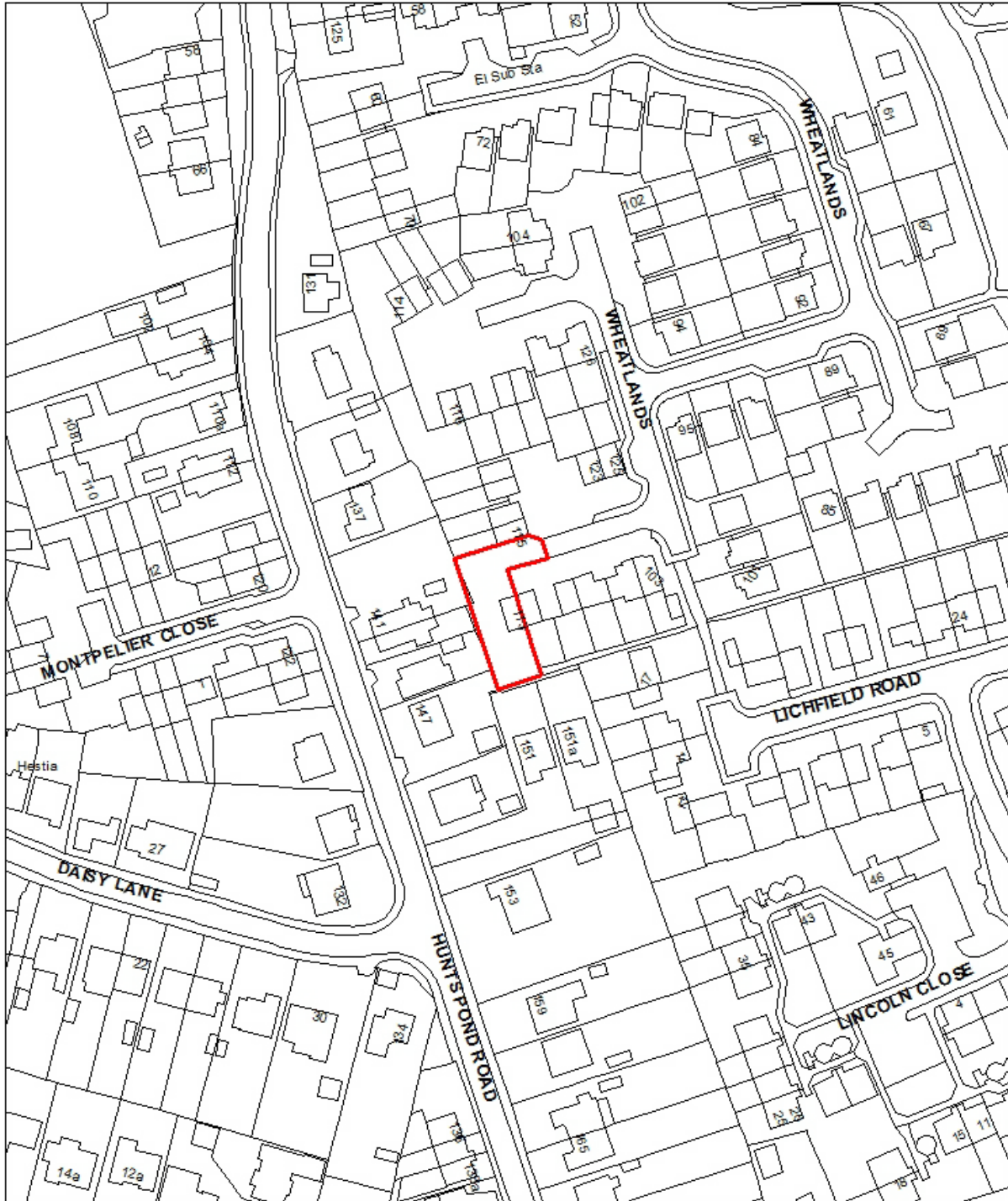
PERMISSION: In accordance with approved plans; materials matching existing; tree protection to be secured during construction; addition door and windows to be installed in west elevation before extension brought into use.

Background Papers

P/13/1003/FP

FAREHAM

BOROUGH COUNCIL



113 Wheatlands
Scale 1:1250

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