

P/13/0881/FP

MR & MRS D MACMILLAN

PORTCHESTER EAST

AGENT: VIVID SURVEYORS
LIMITED

ERECTION OF DETACHED GARAGE TO REAR OF PROPERTY, TWO & SINGLE STOREY EXTENSIONS TO SIDE & REAR, ROOF ALTERATIONS FROM HIPPED TO GABLE AND REAR DORMER WINDOW

138 CASTLE STREET PORTCHESTER FAREHAM PO16 9QH

Report By

Arleta Miszewska ext. 4666

Site Description

This application relates to an end-of-terrace, two storey dwelling located on the eastern side of Castle Street, which is within the Castle Street Conservation Area.

Description of Proposal

Planning permission is sought for:

- A two side extension with a gable ended roof above;
- A first floor rear extension
- A single storey extension to the rear;
- A rear dormer window;
- A detached garage at the end of the rear garden.

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:

Q/0229/13 **PROPOSED GABLE ROOF, LOFT CONVERSION AND REBUILDING OF EXTENTION.**

NO FOLLOW UP 20/06/2013

Q/0026/13 **PROPOSED 2 STOREY EXTENSION AT THE REAR OF THE PROPERTY**

NO FOLLOW UP 24/01/2013

Representations

A total of twelve letters (including representations from the Portchester Society) were received objecting to the original and revised proposals. The main points of objection can be summarised as follows:

-loss of light,

- loss of privacy,
- out of character,
- garage would be overbearing and would give a feeling of being "hemmed in",
- harmful to the surrounding historic environment,
- no access to the proposed garage,
- problem with car parking,
- will alter the character of the terrace,
- intrusive,
- noise from en-suite bathroom,
- difficult access for emergency vehicles through Castle Street,
- unsympathetic appearance,
- too large,
- overbearing impact on other nearby properties,

Three letters of support has been received stating that:

- this proposal will improve the area,
- the alterations are sympathetic,

Consultations

Director of Planning and Environment (Conservation) - This is the end property in a terrace of 5 cottages, the group is included on the late 19th century ordnance survey. The site lies in the Portchester (Castle Street) Conservation Area. Portchester Castle Street Conservation Area Character Appraisal identifies the terraces on both sides of the road in this part of Castle Street as buildings of townscape interest that make a contribution to the character and appearance of the street.

Whilst the terrace as a whole has lost its period windows and original roof material it has essentially retained its historic building form, including the arrangement of doors and window openings. The property the subject of this application has been re-fronted in the 20th century in modern stretcher bond brickwork; these works have resulted in its historic window arrangement and proportions being lost and I would suggest also the front door being removed from the front to the side. These changes have detracted from its historic character but its width as one of the small cottages that comprise the group has remained and is part of the character of the terrace.

The proposed side extension would result in an increase in width of the building making it noticeably wider than the other 4 cottages. This in my view would harm the surviving architectural rhythm of the terrace and the contribution it makes to the character and appearance of the conservation area. I would suggest that alterations should aim to restore the character of the terrace rather than depart further from its historic character. Reinstatement of the missing arrangement and proportion of openings in the front elevation would help achieve this. The original C19 windows would have been recessed in their openings, this can be seen on the adjacent buildings.

I would support the change to a gable end subject to detail which would not be harmful to character. The opposite end of the terrace is a gable end which suggests this may have been an earlier configuration, the traditional verge detail should be replicated rather than using a modern barge board.

The first floor rear addition is poorly detailed with a blank rear elevation and an eaves that are too high. I would not object to rendering of the building although the finish and texture should match the others in the terrace.

The external materials to be used, including the detailed design of windows, doors and roof verge detail, should be secured by planning condition.

Director of Planning and Environment (Highways) - no objection.

Planning Considerations - Key Issues

Following the undertaking of publicity and the comments of the Director of the Environment (Conservation), the proposal has been revised and amended plans have been submitted.

The main changes include:

- reduction in the width of the proposed two storey side extension;
- rearrangement of windows positioning, revised proportions and design to match the other terraces in this row;
- lowering the eaves of the proposed first floor rear extension to match existing;
- insertion of a window on the rear elevation of the proposed first floor extension to improve appearance;

Appearance of the extended dwelling and effect on the Castle Street Conservation Area

One of the main issues raised in this case is the effect of the extended building upon the Conservation Area.

As has been described above, the application property is located at the end of a row of terraces. The side extension would be just under 1.1 metres in width and a gable end would be created above in place of the existing hip.

The window and front door arrangement on the elevation facing Castle Street has been carefully reconsidered in the light of representations and the Conservation comments received. The use of render on this elevation would also represent a marked improvement over the existing brickwork. The terraced houses immediately to the north are also rendered.

The use of a gable end is in keeping with neighbouring roof forms and Officers consider it an acceptable design solution for this building.

The eaves height of the first floor rear addition has now been lowered to line through with those on the main house. A window is proposed within the east elevation which would break up the appearance of this addition. In design and proportion terms, Officers consider this element acceptable.

The rear dormer is set within the roof space and is modest in scale. Its design would respect the appearance of the house and the character of the area.

Lastly, the garage would be located in the same general location as one which previously existed. It would have white rendered sides, a clay tile roof with a hipped roof to the front and a gable to the rear. Its design is considered appropriate for this location.

Officers are satisfied that when considered both individually and cumulatively, the additions and alterations to this property are acceptable and would preserve the character and appearance of the Castle Street Conservation Area.

Impact upon the amenities of neighbouring properties

The single storey extension measures approximately 1 metre in depth and is modest in height. Due to its size, positioning and design, Officers do not believe this extension would materially harm the residential amenities currently enjoyed by the adjacent neighbours.

The first floor extension would be 2.6 metres deep and set off the party boundary. Officers have made efforts to assess the proposal from inside the neighbouring property. This has not proved possible to date, but officers hope to have done this by the time of the planning committee. Officers will provide an update at the meeting.

The side extension would be separated from the neighbouring property by a driveway and walkway. Officers similarly do not believe the extension would materially harm the amenities of the neighbouring property.

The proposed garage would be located at the end of the rear garden, some distance from the rear of properties fronting Castle Street and adjacent to the garage serving 138A Castle Street. Officers consider the scale of the garage appropriate for this location and that it would not be harmful to neighbouring amenity.

The dormer window would not materially increase the overlooking of adjoining properties.

Summary

Officers have carefully assessed the proposals in terms of their effect on the appearance of the dwelling and the wider Conservation Area. The impact upon neighbouring amenity has also been examined.

Officers consider that collectively the works proposed would improve the appearance of the application property and in turn would preserve and enhance the character and appearance of the Conservation Area. The recreation of the window and door arrangement upon the front elevation is particularly welcome.

Notwithstanding the objections received Officers consider that subject to officers assessing the impact upon 136 Castle Street and appropriate conditions these works and additions are acceptable.

Recommendation

Subject to officers assessing the impact upon 136 Castle Street;

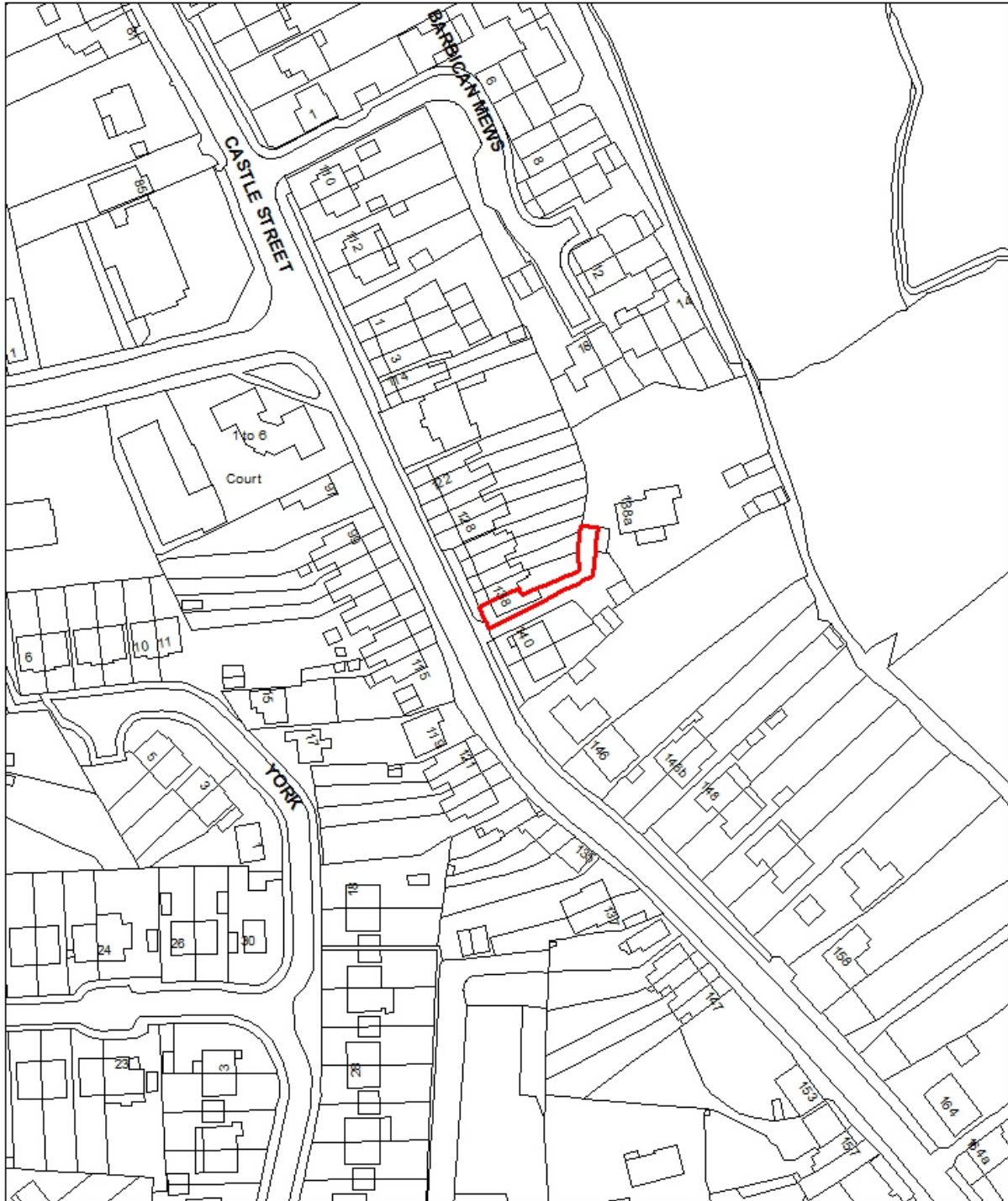
PERMISSION: samples of materials to be agreed; window details including recesses to be agreed; revised fenestration to Castle Street to be completed as part of extension works to dwelling; rendering details to be agreed; rendering to be undertaken as part of any extension works to the dwelling.

Background Papers

P/13/0881/FP

FAREHAM

BOROUGH COUNCIL



138 Castle Street
Scale 1:1250

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