

P/13/0981/FP

MR AND MRS COLLINS

PORTCHESTER EAST

AGENT: BERNARD COLE &
PARTNER

ERECTION OF FIRST FLOOR EXTENSION

221 CASTLE STREET PORTCHESTER PO16 9QW

Report By

Susannah Emery Ext 2412

Site Description

This application relates to an unlisted dwelling to the west side of Castle Street within the Conservation Area. Portchester Castle and its grounds lie immediately to the south and east. The dwelling was erected in approx 1972 and has a modern split level design which steps down towards the rear of the site to reflect the ground levels.

Description of Proposal

Planning permission is sought for the erection of a first floor rear extension to the rear of the building above the lower level featuring a curved roof design.

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)

Relevant Planning History

The following planning history is relevant:

FBC 6951 Redevelopment by Erection of Replacement Dwelling Permission 16 February 1972

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FIRST FLOOR EXTENSIONS

WITHDRAWN 23/10/2013

Representations

Seven letters had been received (including one from The Portchester Civic Society) raising the following objections/concerns;

- The dwelling is in a Conservation Area and the size and height should be limited particularly as it is very close to Portchester Castle;
- Such a modern design should not be allowed in a conservation area or close to Portchester Castle
- The extension would be visible from the Castle Keep and would not be in keeping with 'old worldly' structures in the environment local to the Castle;
- A planning application at a similar distance from the Castle to the east was not allowed to be built above a certain height and size. It had to be a bungalow;
- The existing dwelling was permitted largely because it had such a low profile and it is was

thought it would be hidden by trees and bushes;

- The extension appears higher than the last plans;
- New development of any kind should be kept to a minimum;
- We have managed to mask the existing dwelling to some extent;
- Raising the height of the building would impose its ugliness on the neighbouring property to its detriment.
- Overlooking of No.201 Castle Street
- Has any archaeological work been done on the area where the extension is to be located?

Consultations

Director of Planning & Environment (Conservation Officer) - This unlisted modern property lies in the Portchester (Castle Street) Conservation Area. It is within the setting and designated scheduled area of Portchester Castle (also a grade I listed building). The site also has some effect on the setting of adjacent grade II listed buildings. Due to its low height and the presence of boundary planting the existing building is not prominent in views from the castle, its grounds or from Castle Street, Hospital Lane or Church Lane. In that respect the impact on the castle and the character and appearance of the conservation area of the proposed extension is not great.

Following withdrawal of planning application P/13/0738/FP for a flat roofed design and further pre-application discussion the proposal has been reconfigured to include a curved roof. This in my view has improved the design of the proposed building, reduced its bulk and retained some relationship to ground levels. I would support the application which in my view would not be harmful to the character or appearance of the conservation area or the setting of listed buildings.

Director of Planning & Environment (Arborist) - There are no arboricultural grounds for refusal and I therefore raise no objections to the proposed extension.

English Heritage - No comment

Planning Considerations - Key Issues

A previous application (P/13/0738/FP) for a first floor rear extension was withdrawn in October 2013 after officers raised concerns with the applicant's agent regarding the design. The application involved the addition of a second storey above the lower section of the dwelling with a flat roof. This would have resulted in a significant height increase of the dwelling close to the boundary and a rather unsightly west elevation which would have been partially visible from the rear garden of the neighbouring listed dwelling (No.201).

The proposal has been amended reducing the head height in the rear section of the extension and introducing a curved roof design. The section of the dwelling to be extended currently has a flat roof standing at a height of 4.4m above ground level. The maximum height of the curved roof over the first floor extension would be 7.3m representing a height increase just under 3 metres. However as a result of the amendments the eaves height adjacent to the boundary of the neighbouring property to the west would only be raised by 0.4m and the roof to the extension would then rake away from this boundary rising to its maximum height approx 13 metres away. The curved roof over the extension would be approx 1 metre higher than the flat roof over the upper level of the dwelling so that the height of the dwelling as a whole would not be significantly increased. In officers opinion the amendments would overcome the previous concerns raised and would also represent an improvement in the current design of the dwelling.

There are no windows proposed at first floor level within the west elevation which would face towards the garden of the neighbouring property (No.201) so it is not considered that the proposal would result in overlooking. Due to the presence of boundary vegetation screening the proposed extension would not be easily visible from any of the neighbouring properties or from any public vantage points of the Conservation Area. There would be only limited views of the extension from the far end of the rear garden of the neighbouring property (No.201) and the quality of the design has been greatly improved. It is therefore not considered that the proposal would have any detrimental impact on residential amenity, the setting of adjacent listed buildings or the character of the area. Whilst the roof of the extension would be visible from the Castle Keep it is not considered there would be any harm to the setting of Portchester Castle.

Although the site is located within a Conservation Area this does not preclude any form of development or dictate that development should be only single storey. The merits of each case need to be assessed individually and in this instance the proposal is for an extension which would largely be unseen from outside of the application site. As the proposal is for a first floor extension it is not considered any archaeological exploration is required.

The proposal complies with the relevant policy of the Fareham Borough Council Core Strategy and is considered acceptable.

Recommendation

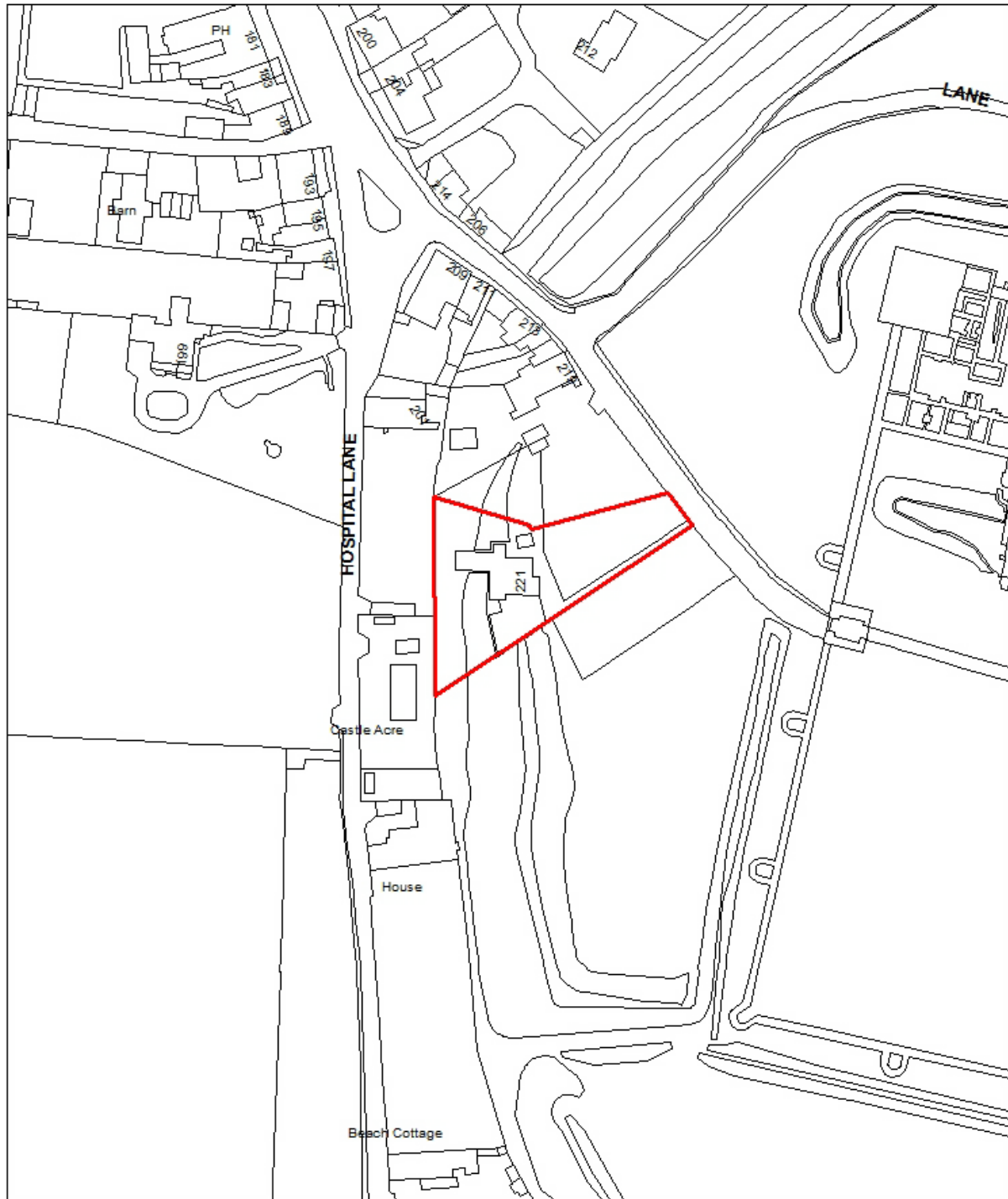
PERMISSION; Materials, Detailed design of windows/doors, Remove PD windows first floor (west elevation)

Background Papers

P/13/0981/FP

FAREHAM

BOROUGH COUNCIL



221 Castle Street
Scale 1:1250

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