

P/13/1009/FP

PORTCHESTER EAST

MRS CASSIE DUNFORD

AGENT: DRAWING BY DESIGN

ERECTION OF FRONT AND REAR DORMERS, BARN HIP ROOF AND SINGLE STOREY REAR EXTENSION

37 WICOR MILL LANE FAREHAM HAMPSHIRE PO16 9EE

Report By

Arleta Miszewska ext. 4666

Site Description

This application relates to a single storey, semi-detached bungalow located on the western side of Wicor Mill Lane. The dwelling benefits from an ample rear garden, measuring over 15 metres to the rear boundary when measured from the end of existing conservatory.

Wicor Mill Lane contains a mix of semi-detached properties, single storey bungalows on the western side and two storey dwellings on the eastern side. Front and rear dormer windows have been built within the area.

Description of Proposal

Planning permission is sought to build up the existing hip end of the roof to a barn hip and to insert two dormer windows at the front and one at the rear. This development of first floor roof space would accommodate two bedrooms.

Planning permission is also sought to replace the existing conservatory with a 3 metre deep and 4 metre high single storey rear extension to provide a kitchen/dining area.

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

P/13/0713/FP - single storey rear extension, loft conversion with roof extension - Withdrawn on 23 October 2013 due to adverse impact on neighbours to the north from proposed roof extension. Amendments recommended.

Representations

One letter of objection received from 22 Seafield Road, which is to the west of the application site. The following concerns have been raised:

- overlooking of garden, sun lounge and into bungalow;
- design and appearance out of keeping with the character of the area detrimental to the appearance of the host property;

Planning Considerations - Key Issues

The proposed rear extension would be marginally higher than what could normally be

constructed under permitted development rights and would replace the existing conservatory. The other half of the semi-detached pair has previously been extended to the rear. The other neighbouring property to the south is positioned over 4 metres away from the proposed extension and also benefits from a rear conservatory. Officers consider that the proposed rear extension would be acceptable, in terms of impact on residential amenities of adjacent neighbours.

Concern over the proposed rear dormer window has been raised, in terms of loss of privacy. The Fareham Borough Council Extension Design Guide requires first floor windows to be at least 11 metres away from neighbours gardens and 22 metres away from neighbouring windows to prevent overlooking. The proposed dormer window would be over 17 metres away from the party boundary and approximately 35 metres from the property to the rear. Officers consider the proposed rear dormer window would not lead to any material loss of privacy.

Finally, as dormer windows are a well established feature in the area, it is considered that this proposal would not detract from the character or appearance of this bungalow or the wider street scene.

For the reasons given above, Officers consider the application accords with the local development plan for Fareham and there are no other material considerations to justify refusal.

Recommendation

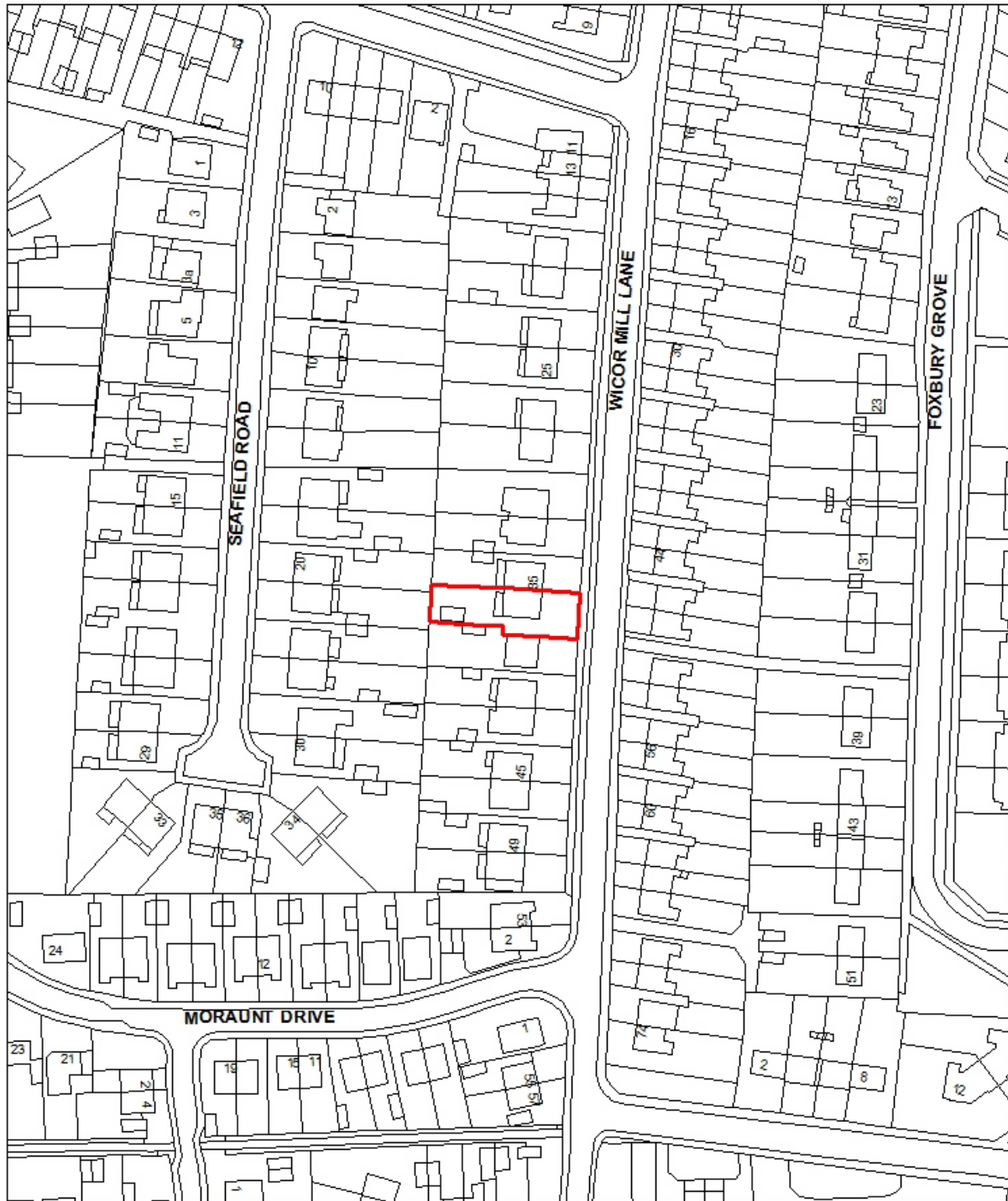
PERMISSION: Materials to match existing.

Background Papers

P/13/1009/FP

FAREHAM

BOROUGH COUNCIL



37 Wicor Mill Lane
Scale 1:1250

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