

P/13/1052/FP

MR & MRS WARD

TITCHFIELD COMMON

AGENT: ROSENTHAL DESIGN
SERVICES LTD

ERECTION OF TWO STOREY SIDE EXTENSION

4 BALLIOL CLOSE FAREHAM HAMPSHIRE PO14 4RF

Report By

Richard Wright - Ext.2356

Site Description

The application site comprises the residential curtilage of this two storey detached dwelling located within the urban area.

The dwelling has previously been extended with a two storey addition at the rear and a conservatory (planning permission granted in 2004). An attached garage to the southern side of the house is set back from the front elevation of the house. A driveway in front of the garage is estimated to provide space for two cars to park.

Beyond the curtilage of the house is a shared driveway providing vehicular access to the property as well as nos 5, 6 & 7 Balliol Close.

Description of Proposal

Permission is sought for the erection of a two storey side extension to the dwelling. The extension would incorporate the existing attached garage. The proposed extension would provide an enlarged garage and utility room at ground floor level and an additional bedroom and family bathroom at first floor.

The extension would measure 9.6 metres long directly adjacent to the party boundary with 5 Balliol Close with the first 1.9 metres being single storey. The extension would be 2.73 metres wide and feature a dual pitched 'up and over' roof 6.8 metres high to the roof ridge.

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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Relevant Planning History

The following planning history is relevant:

P/13/0347/FP

DOUBLE STOREY SIDE EXTENSION

REFUSE

20/06/2013

P/04/1606/FP

Erection of Two Storey Rear Extension and Rear Conservatory

PERMISSION

23/11/2004

Representations

One letter has been received from the owner/occupier of the adjacent property 5 Balliol Close objecting to the application on the following grounds:

- Loss of light
- Loss of outlook/view
- Overbearing visual impact
- Unsympathetic design
- Implications on right of way
- Overlooking from rear facing window resulting in loss of privacy

Consultations

Director of Planning & Environment (Highways) -

As the application demonstrates that three car parking spaces can be accommodated on site without infringing onto the adjoining access, no highway objection is raised to this application.

Planning Considerations - Key Issues

Planning permission was refused under officer delegated powers in June 2013 for a double storey extension at the application site (planning reference P/13/0347/FP). Officers found that the bulk, massing, height and depth of the extension combined with its proximity to the party boundary meant it would have had an unacceptable effect on the light to and outlook from the neighbouring dwelling at 5 Balliol Close. The submission also failed to provide the requisite level of parking provision for the extended dwelling.

This current submission seeks permission for a smaller extension reduced in depth and height. The proposed extension is 1.8 metres shorter than previously, the difference being made by reducing the projection of the extension at the front. A greater proportion of the extension is now proposed to be single storey in scale. The effect is that the extension no longer proposes a separate ensuite bathroom at first floor level as this space has been lost.

The material planning considerations to be taken into account when determining this application are discussed below.

i) Effect on living conditions of neighbours

The letter of objection received from the owner/occupier of the adjacent dwelling at 5 Balliol Close raises issues concerning the potential loss of light, outlook and privacy to their home.

The proposed extension would be located on the southern side of the dwelling meaning there would be no loss of direct sunlight into the windows in the front elevation of the adjacent house at no. 5. Although the flank wall of the extension would be 9.6 metres in length along the party boundary the majority of that side elevation would be positioned alongside the house at no. 5. The section of the extension which would project further forward would comprise 2.0 - 2.5 metres of two storey flank wall and a further 1.9 metres of single storey wall. Whilst the extension would abut the boundary and be within 1.5 metres of the house at no. 5 at its nearest point, Officers consider the effect on the outlook from the windows in the front of that house, serving a ground floor living room and first floor bedroom, would not be so harmful as to warrant refusal of this application. The living room benefits from a secondary source of light and outlook in the rear elevation of the dwelling

via a set of patio doors. The first floor bedroom would be above the level of the single storey element of the extension meaning its effective depth would be reduced.

Having considered the proposal carefully and in comparison to the previously refused scheme, Officers have concluded that the resubmission has addressed the earlier concerns over the impact on the light to and outlook from 5 Balliol Close to a degree that the proposal is now acceptable.

With regards the potential for overlooking from first floor windows in the extension, the first floor bedroom window proposed in the rear elevation faces straight down the garden to the eastern boundary of the site which would be 12 metres away. This is in excess of the minimum distance usually sought by this authority in order to ensure no adverse overlooking of neighbouring properties would result.

ii) Effect on visual appearance of dwelling and character of streetscene

The extension has been designed with a subservient roof ridge whilst the front elevation is set back from that of the main part of the house. The use of matching materials is appropriate. The gap between nos. 4 & 5 would be small, however in the context of the surrounding streetscene, particularly the proximity of two storey dwellings at nos 7 & 8, this is not considered out of character with or harmful to the visual amenities of the close.

The proposal is considered to accord with those design related criteria of Policy CS17.

iii) Parking provision on site

The proposal would result in the loss of one surface parking space on the site whilst creating an additional fifth bedroom.

The Council's Residential Car & Cycle Parking Standards SPD requires dwellings of this size to provide three parking spaces within the curtilage. The submitted block plan demonstrates that it is possible to accommodate three cars within the curtilage by providing an enlarged parking area.

Recommendation

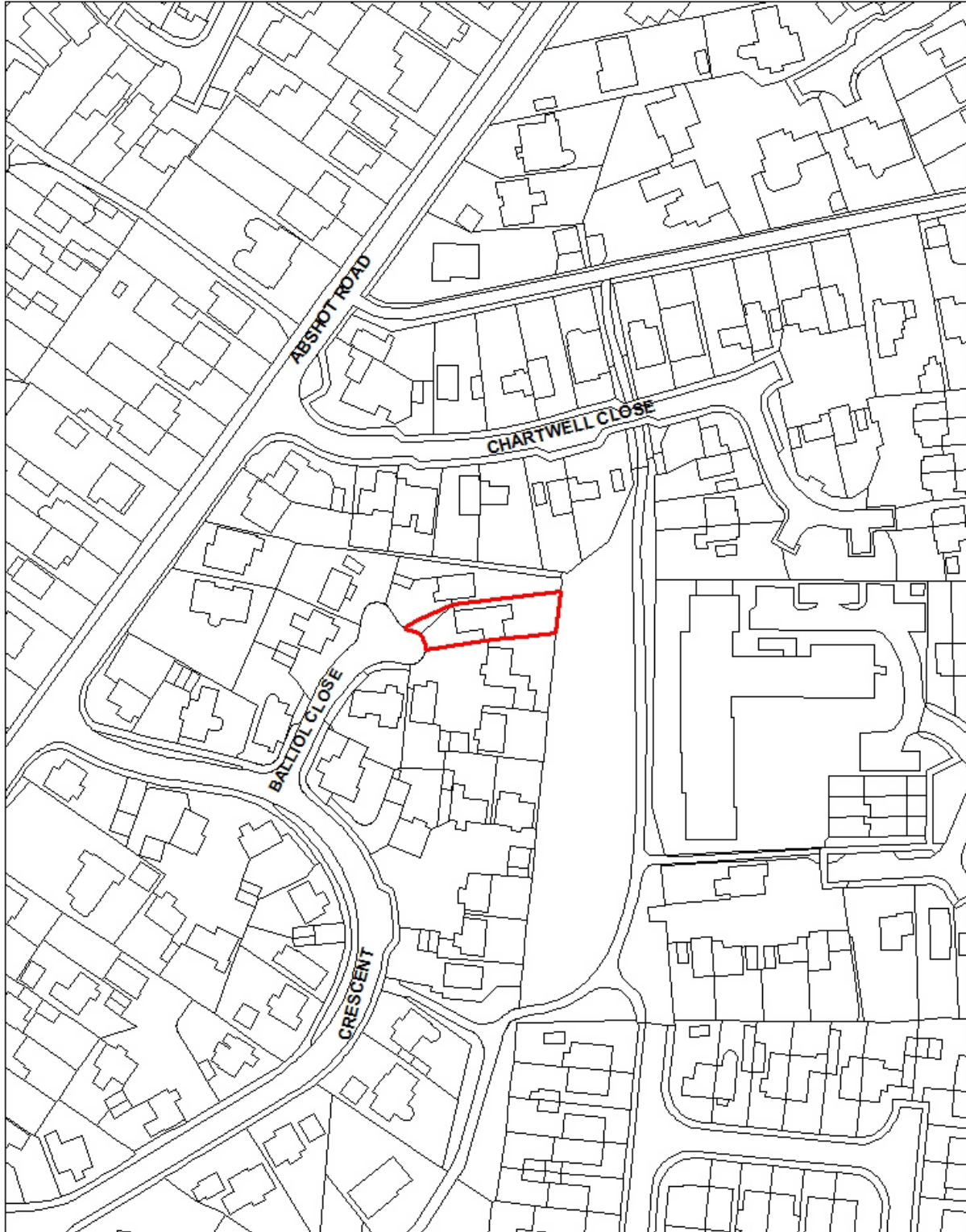
PERMISSION: materials to match; parking provided in accordance with approved plans and retained thereafter.

Background Papers

P/13/1052/FP

FAREHAM

BOROUGH COUNCIL



4 Balliol Close
Scale 1:1,1250



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