

P/13/1116/FP

MR & MRS EARL

PORTCHESTER EAST

AGENT: THE MARTIN RALPH
GROUP

TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

57 LEITH AVENUE PORTCHESTER PO16 8HN

Report By

Emma Marks Extn.2677

Introduction

This application has been called on to committee by Councillor Price.

Site Description

This application relates to a semi-detached dwelling on the north side of Leith Avenue on the corner with Pentland Rise.

The property is within the urban area.

Description of Proposal

Planning permission is sought for the erection of:-

- i) Single storey rear extension which measures 3.7 metres in depth, 7.9 metres in width with an eaves height of 2.2 metres and a ridge height of 3.6 metres.
- ii) Two storey side extension which measures 8.4 metres in depth, 3.1 metres in width with an eaves height of 6 metres and a ridge height 9.1 metres.

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

P/13/0343/FP - (A) Erection of double garage (B) Erection of two storey side extension and single storey rear extension - Split decision Approved (A) Refused (B) - Appeal dismissed 18/10/13

Representations

No representations received.

Consultations

Director of Planning & Environment(Highways):- No objection

Planning Considerations - Key Issues

The property is situated on a prominent elevated corner plot within the road. The proposed

side extension would create a two storey flank elevation in close proximity to the adjacent highway and footpath. The site slopes from the north down to the south and forms a spacious and prominent corner position within the streetscene.

A previous application was submitted in 2013 for a similar two storey side and single storey rear extension. This element of the application was refused on the follow grounds:-

The proposed two storey side and single storey rear extension is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and the approved Fareham Borough Council Extension Design Guide and is unacceptable in that by virtue of its height, width, bulk, design (particularly lack of subservience), and proximity to the western boundary, the proposed extension would:

- i) unacceptably reduce the space about the building to the detriment of the spatial character and visual amenities of the street scene;
- ii) result in an unsympathetic addition to this dwelling, detrimental to the appearance of the dwelling and visual amenities of the street scene.

An appeal was lodge against this refusal and dismissed by the Inspector who commented:

"The proposed development would largely fill the prominent corner and in my view, due to its scale, bulk and siting would appear cramped within the site and dominant within the area and the street scene; and, the proposed development would not be set back from the host dwelling and due to its scale would extend close to the western boundary of the appeal site. Therefore I consider that the proposed development would not appear subservient, to the detriment of the character and appearance of the host dwelling."

In light of the Inspector's comments, the applicant has amended the two storey side extension by moving the front wall back by 900mm, which in turn has dropped the ridge line of the extension down by 400mm from the main ridge. This alteration has created a subservient design overcoming one of the reasons for refusal.

Whilst one of the reasons for refusal has been overcome, the concern about the space about the building and visual amenities of the area has not been addressed. The extension would still only be sited within 700mm of the side boundary. Officers are of the opinion that due to its scale, bulk and proximity to the adjacent highway the extension would unacceptably reduce the space about the building to the detriment of the spatial character and visual amenities of the street scene.

Officers conclude that the two storey side extension is unacceptable and is contrary to the Adopted Fareham Borough Core Strategy and the Approved Extension Design Guide.

Recommendation

REFUSE - unacceptably reduce the space about the building to the detriment of the spatial character and visual amenities of the street scene

Background Papers

P/13/0343/FP

FAREHAM

BOROUGH COUNCIL



57 Leith Avenue
Scale 1:1250



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