

P/14/0125/FP

MR & MRS R DEXTER

LOCKS HEATH

AGENT: P M G BUILDING
DESIGN & CONS LTD

TWO AND SINGLE STOREY REAR EXTENSIONS

1 MOSS COURT 20 LOCKS ROAD LOCKS HEATH SO31 6NT

Report By

Graham Pretty (Ext.2526)

Introduction

This application is brought before committee under the adopted scheme of delegation following the receipt of letters of objection.

Site Description

Moss Court is a small development of 4 detached, two-storey dwellings on the east side of Locks Road, a short distance to the south of Lawn Drive. No.1 is located at the eastern end of the development bounded to the east by No.3 Lawn Drive, to the north by Nos. 1 and 2 Lawn Drive and No 22 Locks Road and to the south by No.2 Moss Court. The property has an attached single storey garage on the south side, a two storey projection to the rear situated approximately centrally within the rear elevation and a single storey addition in the northeast corner projection a short distance beyond the rearmost part of the two storey structure.

Description of Proposal

The proposals incorporate both two storey and single storey elements. The existing central two storey rear projection of the dwelling is proposed to be extended by 2.025m; the two storey building to the south of this projection is proposed to be extended by 3.037m but would remain 0.678m shorter than the central projection; the two storey extensions would be drawn together at ground floor level by a single storey extension the full width of the existing two storey building and extending 2.635m beyond the deepest part of the proposed two storey extension.

Policies

The following policies apply to this application:

National Planning Policy Framework (NPPF)
Planning Practice Guidance

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Representations

One letter has been received from the occupants of 1 Lawn Drive to the north raising no objection to the proposed ground floor extension but objecting to the proposed two storey

extension for the following reasons:

- Overbearing bulk
- Loss of natural daylight to house and garden
- Loss of views from existing bedroom windows

Planning Considerations - Key Issues

The key issues concern

- the design and appearance of the proposed development
- the impact upon the character and appearance of the surrounding area
- the impact of the proposed development upon the amenities of the occupiers of adjacent residential properties

The design and appearance of the proposed development -

The proposed extensions are designed with fully hipped roofs to blend with the existing building and it is proposed to use matching brickwork and tiles. The design is in character with the existing dwelling so that the proposal will comply with Policy CS17 of the Core Strategy and DSP2 of the draft Local Plan Part 2.

The impact upon the character and appearance of the surrounding area -

Moss Court itself is accessed via a private drive so that the application site itself is not open to public view. The proposed extensions are wholly to the rear of the property and will not be visible from visitors to Moss Court. To the rear, the application site slopes gently down to a small group of three properties on Lawn Drive, served off of a private drive; the proposed extension will be visible from the east however this will be seen against the backdrop and form of the existing dwelling. As such there is no demonstrable impact to the character and appearance of the area.

The impact of the proposed development upon the amenities of the occupiers of adjacent residential properties -

The application property is set within a good sized plot. The adjacent property to the south (No.2 Moss Court) is set approximately 7.5m away from the closest part of the proposed extension; being on the south side there will be no loss of sunlight or daylight and, by virtue of the separation distance there will be no adverse impact upon outlook from that property.

The proposed two storey extension would principally face to the east towards No.3 Lawn Drive. Due to the relative positioning of the two dwellings the proposed extension would outlook over the front garden and access way and at a distance of approximately 14m. The impact upon the residents of No.3 Lawn Drive is not considered to be significantly harmful to the level of amenity enjoyed at that property.

To the north the boundary with Nos. 1 and 2 Lawn Drive is lined by a 3m high evergreen hedge. The owner of No.1 Lawn Drive has objected on the grounds of the impact of the two storey building's bulk and loss of light. However, the proposed two storey extension is located 16m from the rear elevation of No.1 Lawn Drive and is only 2m deep. Although the extension is on the south side of No.1 Lawn Drive it is considered that the level of impact given the boundary treatment, depth of extension and separation distance, is not significantly harmful to the amenity of the neighbouring property. The residents have also referred to a loss of view but this is not a planning consideration.

Conclusion -

The proposed extensions are well designed and in keeping with the existing dwelling, will not be harmful to the character and appearance of the area and will not be significantly harmful to the residential amenities of neighbours. It is therefore recommended that permission be granted subject to conditions and notes as follows:

PERMISSION

Matching materials.

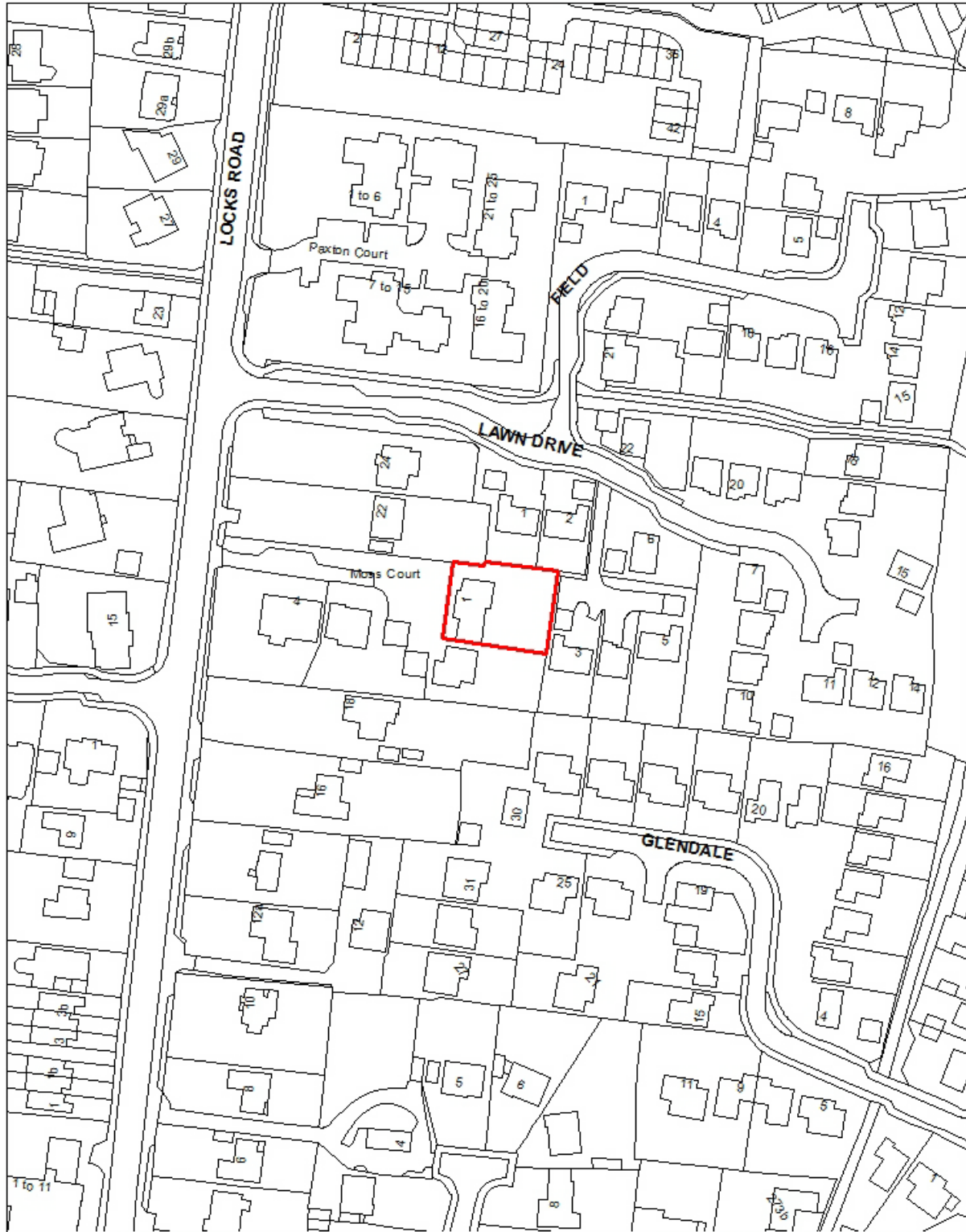
Notes for Information

You are advised that should you wish to insert any first floor side windows in the future these would be subject to condition A.3(b) of the Town and Country Planning (General Permitted Development)(Amendment)(No.2) (England) Order 2008 which requires such windows to be obscure glazed and fixed to a height of 1.7m above internal floor level.

Background Papers

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FAREHAM BOROUGH COUNCIL



1 Moss Court
20 Locks Road
Scale 1:1,250



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