

P/14/0210/FP

HILL HEAD

MR JEREMY WESTCOTT

AGENT: PIKEPLANNING

ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING GROUND FLOOR REAR (NORTH) AND SIDE (WESTERN) EXTENSIONS; FIRST FLOOR EXTENSION INCLUDING NEW ROOF; PROVISION OF FIRST FLOOR BALCONIES AND COVERED VERANDA AND NEW GARAGE TO REPLACE EXISTING AND VEHICULAR ACCESS FROM NORTH-EAST FRONTAGE OF SITE

3 HAVEN CRESCENT FAREHAM HAMPSHIRE PO14 3JX

Report By

Kim Hayler - Ext 2367

Site Description

The application site comprises the residential curtilage of this detached chalet style bungalow. The site is located on the inside of the south-eastern curve of Haven Crescent, a residential street within the designated urban settlement area.

The existing dwelling features a dual-pitched roof covered with concrete interlocking tiles and with a ridgeline running east to west. A dormer window is set within the south facing roof plane and another on the opposite northern roof plane. A single storey extension is attached to the western side of the dwelling whilst there are conservatories on the northern and southern sides of the building also.

Vehicular access is provided via a set of gates and pavement crossover at the southwestern corner of the plot. A driveway runs along the western boundary of the site and leads to a detached garage outbuilding at its north-western corner.

The area includes a wide variety of dwelling styles generally set within spacious plots.

Description of Proposal

Permission is sought for a range of alterations and extensions to the dwelling including:

Single storey extensions to the side (western) and rear (northern) elevations and a first floor extension including the reconstruction of the roof. A verandah and balcony would be formed at the front returning to the side (eastern) elevation. A new access would be formed from the eastern side of the plot which would serve a new garage to be constructed in the northern corner of the rear garden.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/13/1109/FP **ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING TWO STOREY EXTENSION TO EASTERN SIDE, REMODELLING OF EXISTING BAY WINDOW, FIRST FLOOR EXTENSION TO WESTERN SIDE, NEW PORCH, ALTERATIONS TO ROOF, PROVISION OF FIRST FLOOR BALCONIES, NEW CHIMNEY AND PROVISION OF COVERED VERANDA.**
REFUSE 12/02/2014

Representations

Three letters of objection have been received raising the following concerns:

The building design is out of character with the surrounding area;
Windows and balcony to the front resulting in overlooking of properties across the road.

Consultations

Director of Planning and Development (Highways) - no objection subject to conditions

Planning Considerations - Key Issues

On 12 February 2014 (P/13/1109/FP refers) planning permission was refused for alterations and extensions to the application property, including a two storey extension to the eastern side, remodelling of the existing bay window, first floor extension to the western side, new porch, alterations to roof, provision of first floor balconies, new chimney and provision of a covered varandah. The reason for refusal was as follows:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that, by virtue of the resultant excessive scale and massing of the dwelling, unsympathetic design and positioning in close proximity to the frontage boundary with Haven Crescent, the proposed extensions and alterations would be harmful to the appearance of the dwelling and the visual amenities and character of the streetscene by failing to respond positively to and be respectful of the key characteristics of the area.

An appeal was lodged and subsequently dismissed on 31 March 2014.

The Inspector concluded that although the proposal would result in a new design theme within the area, due to the eclectic range of existing buildings nearby, he did not consider the new design would be inappropriate as a matter of principle. Furthermore the Inspector concluded that the first floor windows and balcony to the front of the property, which would look towards the front gardens of properties opposite the site, would not harm the living conditions of those neighbouring properties due to the separation distances involved. He did however consider that the proposal would result in the revised building encroaching substantially beyond the existing position of the dwelling, projecting beyond the front line of the adjoining property to the north, 5 Haven Crescent.

The current application has been submitted in order to overcome the previous refusal and address the comments of the appeal Inspector.

The east facing two storey extension has been removed retaining the frontage width to Haven Crescent. Furthermore the bulk and scale have been reduced.

i) Effect on living conditions of neighbours

The proposal involves an increase in accommodation within the dwelling resulting in a number of first floor windows and a balcony. Concern has been raised by local residents over the potential for these alterations to give rise to overlooking of adjacent properties. In assessing this potential it is firstly considered that windows at the upper floor level in the northern, eastern and western elevations of the property could be controlled by condition so as to be obscure glazed and fixed shut without having any onerous or unacceptable implications. Such measures would avoid any loss of privacy to the neighbours, principally the occupants of 5 Haven Crescent.

The southern elevation of the dwelling, and the windows and balcony contained therein, would be located a suitable distance from the property boundary and those properties located to the south across the opposite side of Haven Crescent so that there would be no adverse effect in terms of loss of privacy. Appendix 6 of the Council's adopted Fareham Borough Local Plan Review states that "new windows that overlook adjacent dwellings must be a minimum of 22 metres from facing windows and 11 metres from adjacent private garden areas". This guidance is reiterated in the Council's approved Extension Design Guide. In this case the distance from the proposed balcony to the nearest dwelling at 12 Haven Crescent would be approximately 36 metres and to the nearest front garden (not private rear garden) would be around 27 metres. This relationship was also considered acceptable by the appeal Inspector.

The proposal is not considered likely to be harmful to the living conditions of neighbours living close to the site. In this regard the proposal accords with the amenity criteria set out in Policy CS17 of the adopted Fareham Borough Core Strategy, the approved Extension Design Guide and Appendix 6 of the Fareham Borough Local Plan Review.

ii) Design, appearance and effect on character of streetscene

The proposal would result in an increase in the scale of the dwelling by extending and altering it in a contemporary architectural style.

Haven Crescent is a residential street with detached dwellings either side of the road including houses and chalet-style bungalows in a variety of architectural styles. Whilst a number of the dwellings are traditional or pseudo-traditional in terms of their design and appearance there are other examples of more modern contemporary styles. The end result is a diverse, non-prescriptive streetscene which would not necessarily be harmed by a contemporary style dwelling. As stated above, the appeal Inspector concurred with this view.

The revised proposal has been scaled down significantly on its eastern side in order to retain the space about the property on this prominent corner position within the road.

Officers do not consider that the proposal would be harmful to the visual amenities and character of the area.

iii) Parking provision

The Council's adopted Residential Car & Cycle Parking Standards SPD sets out the expectation that dwellings with four or more bedrooms should provide space for the parking of three vehicles. It is considered that there would be ample room within the site on the existing driveway to accommodate three or more vehicles.

Recommendation

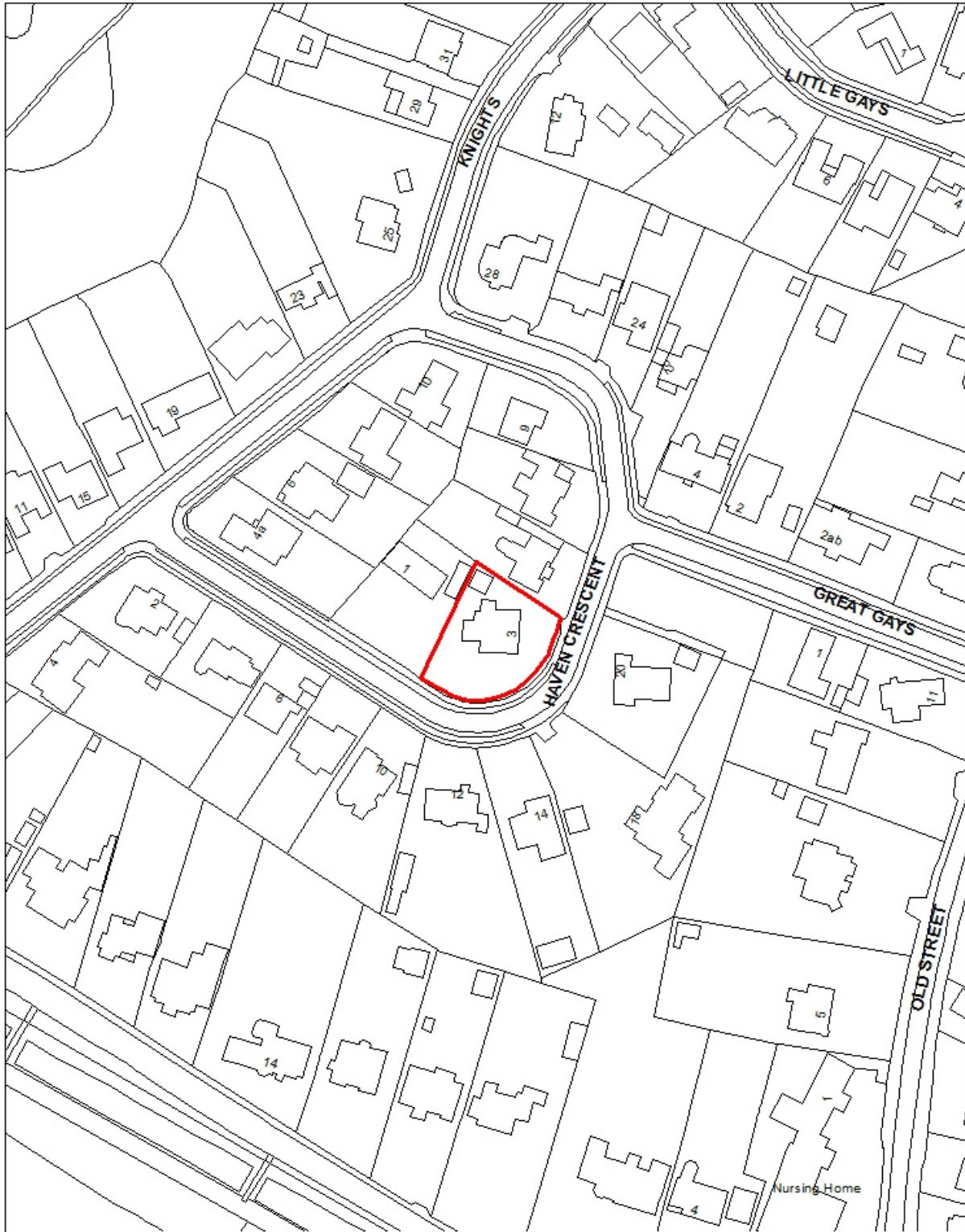
PERMISSION: Car parking; visibility splays; obscure glaze and fix shut windows upto 1.7m above finished floor level to first floor north elevations.

Background Papers

P/13/1109/FP

FAREHAM

BOROUGH COUNCIL



3 Haven Crescent
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2014