

P/14/0051/FP

SARISBURY

MR A PACKER

AGENT: IAN MARSHALL

ERECTION OF FIRST FLOOR SIDE/FRONT EXTENSION WITH VELUX LIGHTS, PROVISION OF NEW DORMERS WITHIN NORTHERN ROOFSLOPE AND NEW BOUNDARY WALL (RESUBMISSION OF PREVIOUSLY APPROVED APPLICATION P/11/0078/FP)

12 HANOVERIAN WAY WHITELEY FAREHAM PO15 7JT

Report By

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Introduction

The application concerns the three existing roof lights in the south facing roof slope of no. 12. The roof lights were granted planning permission on condition that they were obscure glazed and of a type which could not be opened.

The applicant appealed the condition (application reference APP/D1720/A/13/2194709), however the appeal was dismissed by the Inspector who stated that the condition was necessary to protect the privacy of no. 16. The applicant suggested that restrictors could be fitted to the windows to limit the degree to which they could be opened. In reaching his conclusion the Inspector considered the proposed use of restrictors, however he concluded that insufficient details of the restrictors had been provided and notwithstanding the lack of detail provided, they would not address the issue of clear glazing.

The Enforcement Officer has reviewed the roof lights and has confirmed that they currently satisfy the requirements of the condition in that they are obscure glazed and not capable of being opened.

Site Description

Hanoverian Way is located within the settlement policy boundary of Whiteley. The road is characterised by detached, two storey, residential properties with front gardens of an open character and on site car parking.

No. 12 Hanoverian Way is one of six dwellings which are located on a small cul-de-sac accessed from the main thoroughfare of Hanoverian Way. The dwelling is a two storey, detached property of a traditional design with rooms within the roof space. The property has been extended to the side and front at first floor level with dormer windows on the rear (north) roof slope (application reference P/12/1018/FP).

Description of Proposal

The application seeks consent for the addition of aluminium louvres which would be fixed to the roof around each roof light. The proposed louvres would consist of an aluminium frame of 1.4m in width and 0.5m in height, with slimline, angled aluminium inserts. The aluminium would be powder coated to match the roof tiles. The purpose of the louvres would be to enable the windows to be opened (to a maximum of 100mm) without resulting in any overlooking of the adjacent property (no.16). The glazing in the windows would remain obscured to prevent any overlooking above the louvres. The louvres are proposed as an alternative to the requirements of the condition.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/12/1018/FP **ERECTION OF FIRST FLOOR SIDE/FRONT EXTENSION AND PROVISION OF REAR DORMERS (ALTERNATIVE TO P/11/0078/FP INCLUDING REVISED DORMER DESIGN) AND RETENTION OF THREE CLEAR GLAZED OPENABLE VELUX WINDOWS IN SOUTH ELEVATION AND ERECTION OF 2.25 METRE HIGH BOUNDARY WALL**

APPROVE 15/02/2013

P/11/0078/FP **ERECTION OF FIRST FLOOR SIDE/FRONT EXTENSION AND PROVISION OF REAR DORMERS.**

PERMISSION 04/05/2011

P/07/1469/FP **ERECTION OF FIRST FLOOR SIDE/FRONT EXTENSION AND PROVISION OF REAR DORMERS**

PERMISSION 07/01/2008

Representations

One objection received from the owner of no. 16 concerned about overlooking. States that they do not consider the proposal to comply with the Planning Inspector's decision and that aluminium louvres would be unsightly and out of keeping with the character of the local area.

Planning Considerations - Key Issues

The two issues to consider are the design of the proposed louvres and whether they would result in overlooking of no. 16.

Design

The National Planning Policy Framework emphasizes the importance of high quality but states that decisions should aim to ensure that developments: respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation. The National Planning Policy Framework also states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

There are a variety of additions to roofs in the area including dormer windows, aerials,

chimneys and satellite dishes. The proposed louvres would be visible from within the public realm, however they would be modestly proportioned and the powder coating to match the colour of the roof tiles would ensure that they blended into the existing roofscape. The proposed louvres would not be obvious or intrusive features in terms of design and would therefore have a minimal impact on the wider character of the area. The proposed louvres are considered to comply with the high quality of design required by Policy CS17 and the National Planning Policy Framework.

Impact on no. 16

No.16 backs onto the south elevation of no. 11 and as a result the roof lights are visible from within rooms at the rear of no. 16 and from their rear garden. The Inspector acknowledged that clear glazing within the roof lights without the use of restrictors and louvres, severely compromised the privacy of the occupiers of no. 16's. The proposed restrictors would enable the roof lights to be opened by a maximum of 100mm and the louvres would prevent any overlooking of no. 16 through the narrow gap. The glass within the lights would remain obscure glazed to prevent any overlooking above the level of the louvres.

The neighbour has objected on the grounds that the proposed louvres do not comply with the Inspector's decision. The Inspector concluded that the previously proposed use of restrictors was not acceptable as the details were not sufficient and the restrictors would not overcome the issue of overlooking through the windows if clear glass was to be used.

The proposed combined use of obscure glazing, restrictors and louvres would however, achieve the same result as the condition originally imposed (and upheld by the Inspector) and are therefore considered to be an acceptable alternative.

PERMISSION

development to be started within 3 years, development to comply with approved plans, obscure glazing to be retained, louvres to be installed prior to the restrictors, restrictors and louvres to be retained thereafter at all times.

FAREHAM

BOROUGH COUNCIL



12 Hanoverian Way
Scale 1:1250

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