

P/14/0321/FP

MR P & N RATCLIFFE

PARK GATE

AGENT: ALAN CULSHAW
ASSOCIATES LTD.

PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSIONS TO REAR TO ALLOW RE-ORGANISATION OF EXISTING ACCOMMODATION AND CIRCULATION SPACE AND THE PROVISION OF 5NO ADDITIONAL BEDROOMS. WIDENING OF VEHICULAR ACCESS FROM BROOK LANE AND RE-CONFIGURATION OF CAR PARKING TO PROVIDE 3NO ADDITIONAL PARKING SPACES

290 BROOK LANE - BROOK LANE REST HOME - SARISBURY GREEN
SOUTHAMPTON SO31 7DP

Report By

Kim Hayler - ext 2367

Site Description

This application relates to a detached residential care home to the east of Brook Lane close to the junction with Lockswood Road;

The care home occupies the combined site of what were originally two separate houses (290 and 292 Brook Lane), which have been linked and extended with the individual plots joined.

Description of Proposal

Single storey rear extension;
First floor rear extension;
Provision of five additional bedrooms;
Widening of vehicular access from Brook Lane;
Reconfigure car parking to provide three additional spaces.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/08/0172/FP

**ERECTION OF SINGLE STOREY REAR EXTENSION, FIRST FLOOR
REAR EXTENSION AND RECONFIGURE EXISTING FRONT CAR
PARKING AREA**

REFUSE

25/03/2008

<u>P/07/0286/FP</u>	ERECTION OF SINGLE STOREY SIDE & REAR EXTENSIONS, FIRST FLOOR REAR EXTENSION AND REAR CAR PARKING WITH SIDE ACCESS	REFUSE	16/04/2007
<u>P/97/1067/FP</u>	ERECTION OF SINGLE STOREY REAR EXTENSION TO PROVIDE SIX ADDITIONAL BEDROOMS, DAY LOUNGE AND ANCILLARY ACCOMMODATION	PERMISSION	08/01/1998
<u>P/94/0083/FP</u>	PROPOSED 4-BEDROOM AND DAY LOUNGE EXTENSION	PERMISSION	25/03/1994
<u>P/92/0723/FP</u>	EXTENSION TO SUN LOUNGE	PERMISSION	05/08/1992
<u>P/92/0188/VC</u>	VARIATION OF CONDITION 2 OF FBC 7008/13 TO PERMIT INCREASE NUMBER OF RESIDENTS TO 21	PERMISSION	19/05/1992

Representations

Nine objections have been received from seven households, raising the following concerns:

An appeal was previously dismissed; the decision concluded that any further development should have no effect on the character and appearance of the area;

Overlooking, loss of privacy;

Further parking would result in more traffic;

Not enough parking;

First floor extension would be overbearing;

Loss of light;

Noise from open days and sing-a-longs.

Consultations

Director of Planning and Environment (Highways) - No objection.

Director of Community (Environmental Health - Contamination) - No objection.

Director of Community (Environmental Health - Pollution and suitability) - No objection

Planning Considerations - Key Issues

Previous planning history

Planning permission was refused and subsequently dismissed on appeal in January 2009 (P/08/0172/FP refers). The application was for single storey and first floor rear extensions and changes to the parking area. The single storey rear extension was proposed to project almost to the full depth of the plot on the north eastern side, and part of an existing single storey rear extension would have been raised to two storeys.

The Inspector in considering the proposal noted that at present the built development on the site extended deeper into the plot than other properties along this section of the road; the two storey elements being towards the front of the site. The Inspector considered the extensions would result in a greater depth of site coverage, including a reduction in the

open garden area, and the rearward projection of two storey development would be significantly increased.

As a result, the Inspector dismissed the appeal as in his opinion the proposal would be out of keeping with other development in the surrounding area in relation to scale, layout, form, mass and space. Furthermore he stated that the assessment of a proposal on character should not just be confined to public views. The development would not have been exposed in views from the road frontage, however it would be seen from neighbouring properties, and would have a materially harmful effect on the character and appearance of the locality by way of an erosion of the open residential setting through the extent and form of built development on the appeal site.

Impact on character and appearance

The current proposal is to increase the number of bedrooms from 23 to 28 bedrooms. The application comprises a number of elements as listed above in the description of the proposal. Essentially, the proposal would consist of a single storey rear extension in place of an existing conservatory, not extending any further than the existing building line and the erection of a first floor extension above an existing single storey element with a first floor glazed link.

Essentially the main changes from the previously dismissed application are the removal of the single storey rear extension along the north eastern boundary with 294 Brook Lane.

The current proposal would still include a first floor extension above an existing single storey element, extending the larger built form into the rear of the site. The size and scale of this extension is similar to that previously considered by the appeal Inspector.

Officers have viewed the proposal from within 12 Parklands, the neighbouring property to the rear. It is very apparent that the existing two storey development is close to Brook Lane and that the extensions to the rear have low shallow rooflines. Policy CS17 states that development should respond to the key characteristics of the area including scale, form and spaciousness. Officers are of the opinion that by virtue of its scale, height, mass and bulk the proposed first floor rear extension, extending towards the rear of the site, would materially harm the character and appearance of the area.

The proposed single storey rear extension would replace an existing conservatory. Officers consider this element of the proposal is fairly modest in scale and design and is therefore considered acceptable.

Impact on neighbouring properties

In terms of separation to the rear, the proposal would comply with the minimum distances normally required to protect privacy, outlook and sunlight. The first floor extension would be reasonably well separated (7.5 metre) from the boundary with 294 Brook Lane and the glazed link 10.5 metres from the garden boundary. In officers opinion the extensions would not be unduly overbearing in the outlook from the adjoining properties and the privacy of neighbouring properties would not be compromised.

Parking

The application proposals include a revised parking layout showing a total of thirteen

spaces, representing an additional three spaces. The Council's Highway Officer raises no objection to the proposal in respect of parking.

Conclusion

Notwithstanding the removal of the single storey rear extension along the north eastern boundary and the resultant reduction in site coverage, officers do not consider that this in itself overcomes the Inspector's concerns. Officers consider that the proposed first floor rear extension is unacceptable in that by virtue of its scale, height, mass and bulk it would result in an increased rearward projection of two storey development harmful to the character and appearance of the surrounding area.

Recommendation

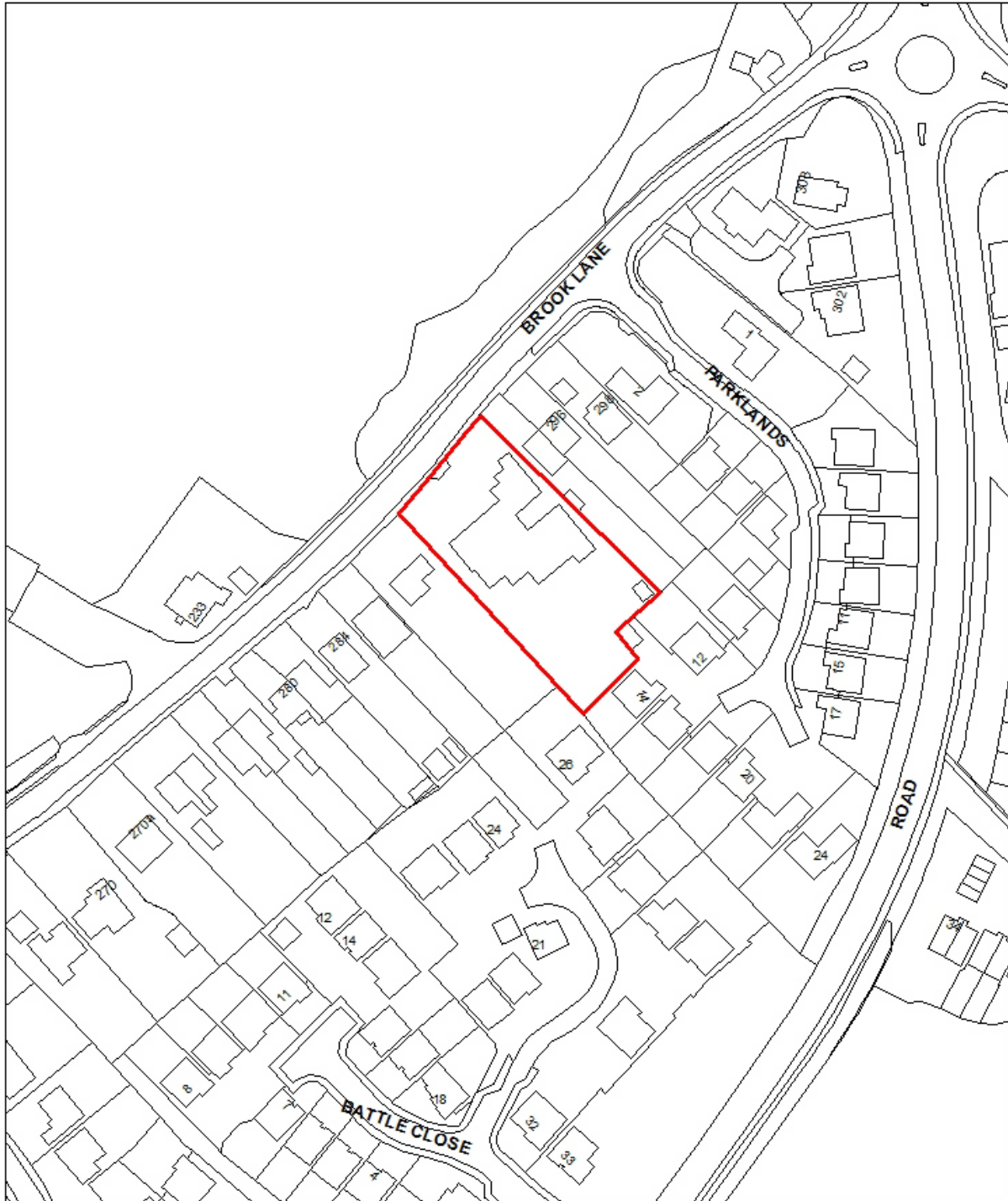
REFUSE: the proposed first floor rear extension is unacceptable in that by virtue of its scale, height, mass and bulk it would result in an increased rearward projection of two storey development harmful to the character and appearance of the surrounding area.

Background Papers

See above.

FAREHAM

BOROUGH COUNCIL



290 Brook Lane
Scale 1:1250

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