

P/14/0387/FP

PARK GATE

MR & MRS B KING

AGENT: DESIGNANDDRAW

RAISE EXISTING ROOF AND PROVISION OF FRONT/REAR DORMER WINDOWS TO FORM FIRST FLOOR ACCOMMODATION

19 VALLEY RISE SARISBURY GREEN SOUTHAMPTON SO31 7BN

Report By

R Hebden x4424

Introduction

The application has been submitted following the withdrawal of the previous application which had been objected to by neighbours. The design of the current proposal has been amended to address concerns raised previously. No objections to the proposal have been received at the time of writing this report, however the publicity period has not yet expired. The application has been included on the agenda so that if any objections are received, it can be considered by members at the earliest opportunity, as the applicants are currently unable to live in the property due to damage to the roof and are therefore keen to prevent any delay to the determination of the application.

Site Description

Valley Rise is a residential cul-de-sac located within the settlement policy boundary. The road is characterised by regularly spaced, detached and semi-detached bungalows and chalet style bungalows.

The gradient within the area varies and the properties at the end of the cul-de-sac are at a higher level than those at the entrance.

No. 19 Valley Rise is a detached property with a link attached, double garage. The property has previously been extended and incorporates a conservatory with a small single storey extension to its side. The roof of the property was subject to damage in the winter storms.

Description of Proposal

The application proposes an increase of one metre to the height of the roof, together with steepening the pitch of the roof and the addition of two dormers and one roof light to the front and one dormer to the rear.

The application follows the submission of a similar application earlier this year (see below), which was withdrawn due to concerns with the design of the proposal.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/14/0186/FP</u>	RAISE EXISTING ROOF AND PROVISION OF FRONT/REAR DORMER WINDOWS TO FORM FIRST FLOOR ACCOMMODATION
	WITHDRAWN 24/04/2014

Representations

None received at time of writing

Consultations

None required

Planning Considerations - Key Issues

The main issues for consideration are:

- The principle of development;
- The design of the extension and impact on the character of the area;
- The impact on neighbouring amenity and;
- Parking and highways.

Principle of development

The application seeks to extend an established dwelling located within the settlement policy boundary, the proposal is, therefore, considered to be acceptable in principle.

Impact on the character of the area

The proposal retains the hipped nature of the roof, therefore the additional height of the roof would not result in a significant increase in terms of overall bulk and would be in keeping with the scale of the neighbouring bungalows. The proposed dormers to the front are modestly proportioned with pitched roofs which would complement the hipped roof of the host property. The proposed rear dormer is set in from the eaves and edge of the roof and does not dominate the property. Furthermore, as it would not be visible from within the public realm would not be demonstrably harmful to the character of Valley Rise. Overall the design is considered to be of a high quality and to be in accordance with the requirements of Policy CS17.

Impact on neighbouring amenity

The proposed alterations to the roof are modestly proportioned and therefore not expected to have a significant impact on the amenities of either of the neighbouring bungalows. The proposed rear dormer would be separated from the properties to the rear (in Barnbrook Road) by approximately 30 metres and would therefore comply with the 'back to back' separation distances contained within the Council's Residential Design Guide.

Parking and Highways

The proposed development would provide a fourth bedroom. A condition could be

incorporated to ensure that the existing on site parking spaces (which are in accordance with the required standards) are retained for future use.

PERMISSION

Commencement within 3 years, development in accordance with approved plans, 3 parking spaces retained for future use.

FAREHAM

BOROUGH COUNCIL



19 Valley Rise
Scale 1:1250

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

