

**P/14/0248/FP**

**HILL HEAD**

MR JULIAN BENA

AGENT: MR JULIAN BENA

RAISE EXISTING ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION, FIRST FLOOR SIDE WINDOWS AND PITCH ROOF OVER EXISTING SINGLE STOREY REAR EXTENSION

66 OLD STREET FAREHAM HAMPSHIRE PO14 3HW

***Report By***

Arleta Miszewska ext. 4666

***Site Description***

This application relates to a detached four bedroom bungalow located on the eastern side of Old Street within the urban area of Hill Head. The houses located within this street are mainly detached, built during different periods of time and reflecting various styles, types and designs. The sizes range from small single storey bungalows to large two storey family dwellings.

The property has been recently extended to the rear by a single storey extension facilitating a kitchen/dining and living room.

There is a vehicular access running to the south east of the dwelling leading to an area, outside of the rear garden, that accommodates a car parking space and also serving a dwelling located to the south east of the application site.

***Description of Proposal***

Planning permission is sought for the erection of a first floor extension over the partially completed single storey rear extension. The extension would create first floor accommodation providing two bedrooms and a bathroom.

Furthermore, it is proposed to raise the roof of the main house by approximately 2 metres in order to create a first floor space for a bedroom with ensuite and dressing room, and office/study. This extension would also incorporate a modest balcony on the front elevation serving the bedroom.

The proposed development would not increase the number of bedrooms.

***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

***Relevant Planning History***

The following planning history is relevant:

***Representations***

Three letters of objection have been received. Concerns raised include:

- a) impact upon unrestricted right of way access over shared drive to 64a,
- b) impact upon westerly view from courtyard and garden of 64a,
- c) loss of outlook from and light to dining room, bedroom windows of no. 64,
- d) loss of privacy to dining room and bedroom windows of no. 64 from proposed windows,
- e) loss of privacy in front garden of no. 64 from the proposed balcony and additional windows,
- f) the amount of electric light glaring into and disturbing amenities enjoyed by no. 64,
- g) the proposed increase of floor space will be out of keeping with, and out of proportion to, the adjacent properties,
- h) loss of privacy caused by windows and door facing no. 68,
- i) loss of light in lounge and dining room of no. 68,
- j) overbearing and unneighbourly size/bulk of the front part of the extension,
- k) the proposed back door and path between the application site and no. 68 is likely to cause noise,
- l) property development opportunity.

***Consultations***

Director of Planning and Development (Highways) - no objection subject to a condition ensuring that a minimum drive width of 2.5 metre is retained adjacent to the property.

***Planning Considerations - Key Issues***

When assessing this type of proposal the main consideration includes design, car parking provision and impact upon residential amenities, including light, outlook and privacy.

As mentioned above, Old Street is characterised by a mixture of dwellings sat within plots of varying sizes and incorporating a wide range of designs and architectural features characteristic to the period they were built. Therefore development proposals within this street are not constrained by a particular style. The proposed extensions at no. 66 would be of modern, contemporary style reflecting the functionality of the dwelling and incorporating large windows within the front and rear elevations. This, together with the use of timber cladding would reflect to some extent the design incorporated at no. 31 Old Street. Whilst the dwelling will be higher than its immediate neighbours, it will not detract from the appearance of the area. For these reasons Officers are satisfied that this proposal would be of no demonstrable harm to the local area and the appearance of Old Street.

Concerns over loss of light, outlook and privacy to no. 64 have been raised. However, the proposed extensions would be set away from the side elevation of this property by some 5 metres. This, together with the southern orientation of this property in relation to the proposed extensions, would mitigate the potential loss of outlook and the amount of sunlight this neighbouring property benefits from at the moment. As to the privacy, the proposed windows facing this property would serve a bathroom, hall and office/study and these windows would be inserted at high level therefore raising no concerns over causing demonstrable harm. As to the loss of privacy within the front garden, this area, due to its nature, is prominent and can be overlooked by the road users therefore it is not considered that the proposed development would cause a demonstrable harm in terms of loss of

privacy.

For the reasons stated above, Officers conclude that there would be no demonstrable harm to 64 Old Street from the proposed development.

As to the other adjacent property at no. 68, the proposed windows facing this property would serve a bathroom, en-suite and a dressing room rather than habitable rooms thus the proposed fenestration does not raise privacy concerns. A condition would be imposed securing any windows within the first floor side elevation are installed at 1.7 metres above the internal finished floor level or are obscure glazed.

In terms of loss of light in the lounge and dining room, these two rooms are served by two high level secondary windows facing the original part of the dwelling and the single storey extension that is currently only partially completed. Both the dwelling and the extension are located close to the timber panel fencing separating the two properties and screening significantly the windows. These rooms benefit from an additional light source from the rear through patio doors.

Concerns have also been raised over the raising of the roof of the original dwelling that will reduce the amount of light entering into the two high level windows. The proposed roof extension would result in a minimal increase of eaves height of the host dwelling and the main roof extension would be on the top of the existing roof ridge. The closest part of this roof extension would be some 7 metres away from the high level windows (when measured horizontally). This, together with the sloping roof design, would not reduce the amount of light the dining room window benefits from to an extent justifying refusal. Similar, the other window faces the rear extension. However, the sloping roof design would not significantly worsen the current level of natural light entering through this window. Furthermore, Officers are satisfied that once this wall is rendered it will reflect more light than the current grey brick wall. Moreover, the neighbours did not raise objection to a construction of a pitched roof over the newly erected rear extension.

As to matters concerning noise and light pollution, these are dealt with by other legislation.

For the reasons stated above, Officers conclude that there would be no demonstrable harm to this property from the proposed development.

Turning to the potential impacts upon the unrestricted right of way shared access serving 64a, the Council's Highway Officer has requested that a planning condition is imposed to ensure that the width of the access way is retained at 2.5 metre.

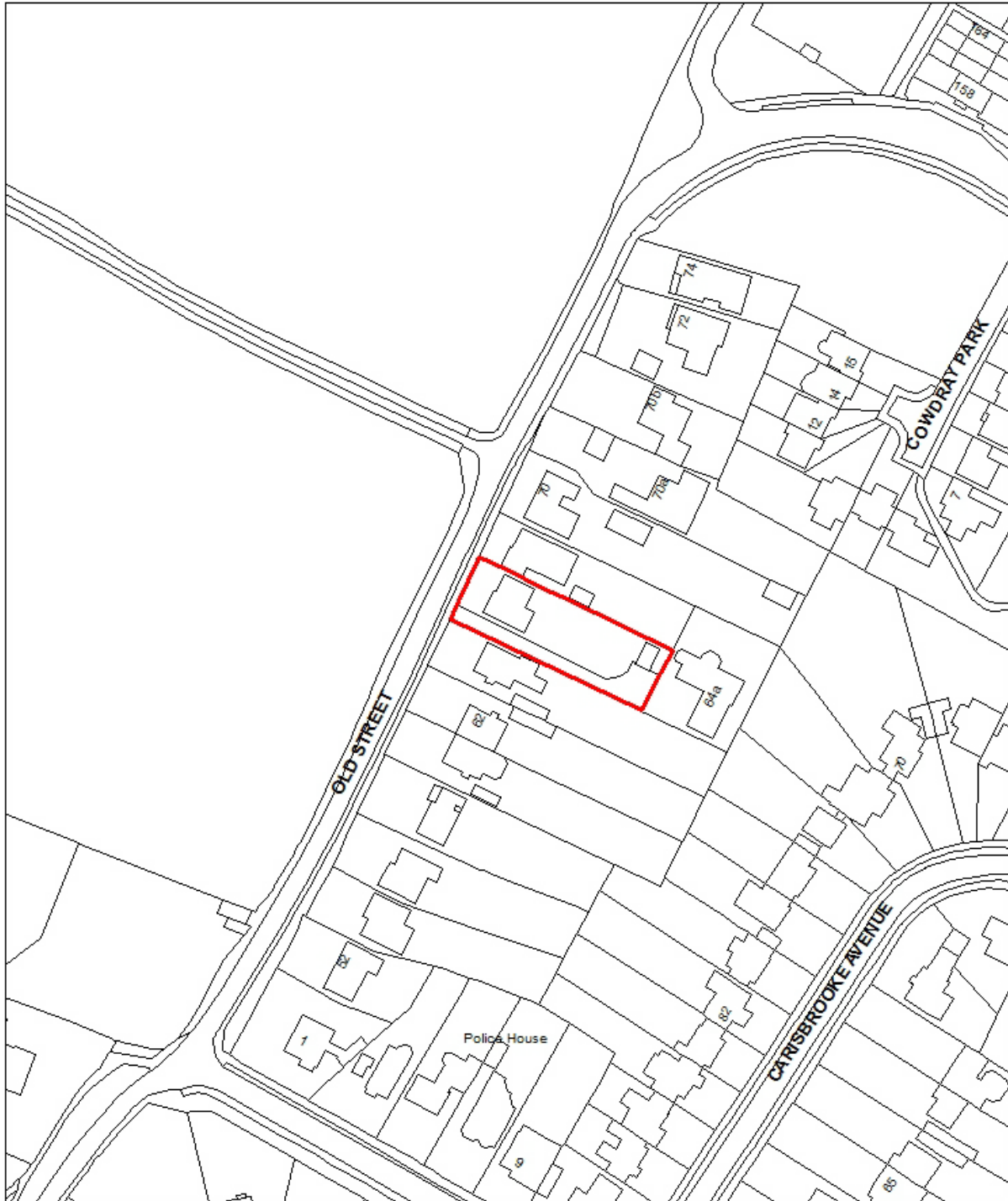
For the reasons given above, it is considered that the application accords with the local development plan for Fareham and there are no other material considerations to justify refusal of this application, therefore, conditional permission is recommended.

***Recommendation***

APPROVE: time, in accordance with approved plans, windows high level up to 1.7 metres or obscure glazed, driveway width.

# FAREHAM

## BOROUGH COUNCIL



66 Old Street  
Scale 1:1250

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