

P/14/0304/FP

PORTCHESTER EAST

MR MICHEAL JOHNS

AGENT: D WINDSOR

TWO STOREY REAR EXTENSION, PORCH AND ENLARGED DORMER TO SIDE.
30 PENTLAND RISE FAREHAM HAMPSHIRE PO16 8JL

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached dwelling situated on the north side of Pentland Rise which is to the south of Anson Grove.

Levels fall north to south.

The property is situated within the urban area.

Description of Proposal

Planning permission is sought for the erection of the following development:-

- i) Porch measuring 3 metres in depth, 1.5 metres in width with an eaves height of 3.2 metres and a ridge height of 4.4 metres.
- ii) Enlargement of the existing side dormer by 1.9 metres in width.
- iii) Two storey rear extension which measures 3 metres in depth, 8.6 metres in width with an eaves height of 3.1 metres and a ridge height of 7.4 metres.

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

Representations

One letter of the representation has been received objecting on the following grounds:-

- Concerned at the likely damage to neighbouring properties
- Concern over overlooking from the side and rear windows
- Loss of privacy
- Loss of evening sunlight to kitchen
- Noise and dust generated from the construction
- Shared guttering on garage should be reinstated
- Adequate boundary screening should be provided

Planning Considerations - Key Issues

This application relates to a detached dwelling on the north side of Pentland Rise which is to the south of Anson Grove. Planning permission is sought for three different forms of development consisting of a porch, enlargement of the existing side dormer and a two storey rear extension.

Representation has been received raising the concern that the development would create overlooking and loss of privacy to the neighbouring property. The additional windows proposed at first floor level include one within an enlarged side dormer to serve a bathroom and two within the rear elevation looking down the garden. Officers are recommending imposing a condition to the side bathroom window in that it is obscure glazed and fixed shut up to 1.7 metres from the internal floor level. The two windows within the rear elevation would only give oblique views into the neighbour's gardens to the side and therefore considered acceptable as submitted.

Concern has also been raised regarding loss of sunlight. The two storey rear extension is on the northern elevation of the property and over 7 metres from the neighbour to the east. The neighbour to the west has an existing single storey extension to the rear at a similar depth as the proposed extension. Officers are of the opinion that due to the orientation and distances between properties the neighbouring property would not be materially harmed by loss of sunlight.

The objection received raises other issues which are private civil matters.

Officers are of the view that the development would not have an adverse impact on the neighbours light/outlook or the character of the street scene. The application is in compliance with relevant policies within the Core Strategy and the Development Sites and Policies Local Plan Part 2.

Recommendation

Permission - Materials to match and first floor window within the east elevation to be obscure glazed and fixed shut up to 1.7 metres from the internal floor level.

