

P/14/0321/FP

MR P & N RATCLIFFE

PARK GATE

AGENT: ALAN CULSHAW
ASSOCIATES LTD.

PROPOSED GROUND FLOOR EXTENSION TO REAR TO ALLOW RE-ORGANISATION OF EXISTING ACCOMMODATION AND CIRCULATION SPACE AND THE PROVISION OF THREE ADDITIONAL BEDROOMS. WIDENING OF VEHICULAR ACCESS FROM BROOK LANE AND RE-CONFIGURATION OF CAR PARKING TO PROVIDE THREE 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;
Provision of three 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

Six objections from five households were received in relation to the original application. Further publicity has been undertaken in relation to the revised proposals.

As a result of the additional publicity one letter of objection has been received raising the following concerns:

The ground floor extension will come closer to the boundary and then permission for further extensions would be sought until the applicant gets the first floor extension;
 Loss of privacy;
 Increase in traffic in Brook Lane;
 The additional parking is for additional staff.

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

P/08/0172/FP

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.

Current application as originally submitted

The current application was originally submitted to increase the number of bedrooms from 23 to 28 bedrooms. The application comprised a number of elements. Essentially, the proposal would have consisted 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 were the removal of the single storey rear extension along the north eastern boundary with 294 Brook Lane.

The proposal would still have included 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 was similar to that previously considered by the appeal Inspector.

Officers viewed the proposal from within 12 Parklands, the neighbouring property to the rear. It was 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 were 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 have materially harmed the character and appearance of the area.

In light of the fact that officers were not able to support the first floor rear extension, the application has been amended to the description as shown above, removing the first floor rear extension and reducing the increase in number of bedrooms from five to three.

Impact on character and appearance

The proposed single storey rear extension would replace an existing conservatory. The extension would not extend beyond the existing rear elevation of the building and would result in a net increase of 45 square metres floor area or 6% overall. Officers consider this element of the proposal is 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. In officers opinion the single storey rear extension would not impact upon adjoining properties in relation to light, privacy and outlook.

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

In light of the modest increase in floor area, its design and overall height, officers are satisfied that the proposal would not impact upon the the character and appearance of the surrounding area.

Recommendation

PERMISSION: Materials to match; access to be widened in accordance with the approved plans; additional parking spaces to be provided in accordance with approved plans; restrict number of residents to 28.

Notes for Information

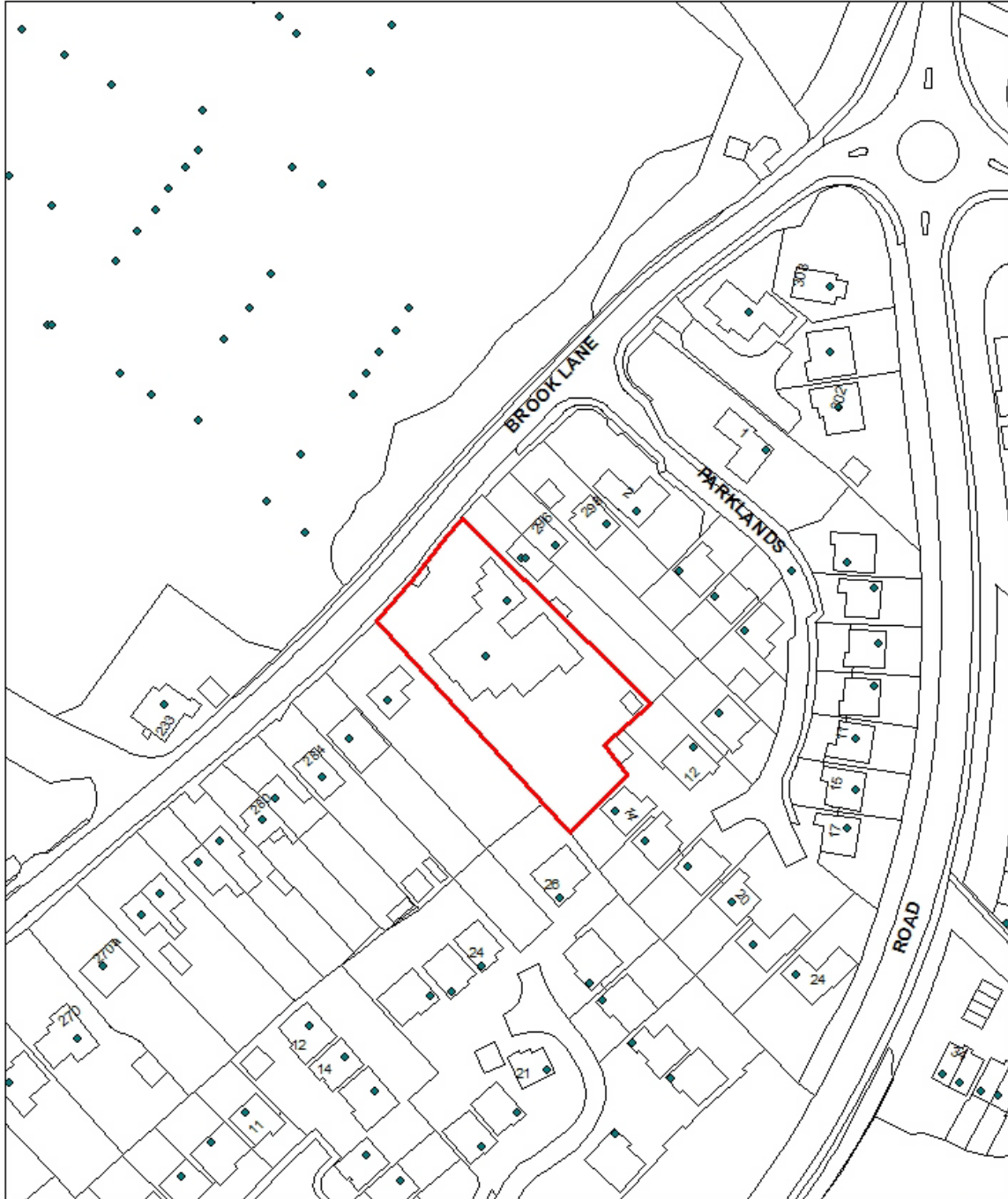
You are advised to contact Hampshire Highways at roads@hants.gov.uk (0845 6035633) prior to the commencement of development.

Background Papers

See above

FAREHAM

BOROUGH COUNCIL



290 BROOK LANE
SCALE: 1:1,250

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