

P/14/0462/FP

MR & MRS SHIELDS

PARK GATE

AGENT: ROSENTHAL DESIGN
SERVICES LTD

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

8 PIMPERNEL CLOSE LOCKS HEATH SOUTHAMPTON SO31 6TN

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a two storey detached dwelling located within the south-eastern corner of Pimpernel Close.

The dwelling benefits from a single side attached garage and a rear conservatory.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for a single storey side (behind the garage) and rear extension replacing the existing conservatory.

The side part of the extension would join the existing garage. It would have a hipped roof of maximum height of 3801mm (2260mm to the eaves) and would be located at the boundary with the properties at nos. 5 and 6 Pimpernel Close. This part of the extension would accommodate a kitchen extension and a day room.

The rear part of the extension would project beyond the original rear wall by 3000mm and would meet with the side extension, also projecting to the boundary with the above mentioned properties. This part of the extension would also have a sloping roof of the same overall height and eaves height and would accommodate a day room.

There would be roof lights inserted in the side and rear roof slopes.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Representations

One letter of representation has been received from no. 5 Pimpernel Close requesting clarification. This was followed by two out-of-time letters from the same property and the

property at no. 6 Pimpernel Close raising the following concerns:

- i) loss of outlook,
- ii) the wall of the side elevation and roof are too high,
- iii) access for construction works,
- iv) no information provided before submitting plans to the Council.

Planning Considerations - Key Issues

When assessing a proposal of this nature the main planning consideration includes the impact upon the character and appearance of the surrounding area and residential amenities of adjacent neighbours, including loss of light, outlook and privacy.

Design:

The extension would be located to the side and rear and would not alter the appearance of the frontage of the host house. It would incorporate a sloping roof with eaves height matching the eaves of the existing garage and the roof style of the main house. The roof would pitch below the first floor windows keeping the extension in proportion with the main house not dominating its appearance in shape or size. For these reasons it is considered that this proposal would not harm the character or appearance of the surrounding area.

Impact on residential amenities: light, outlook and privacy.

The proposal would be located at the boundary with the properties located to the south west (5 and 6 Pimpernel Close). The side elevation facing these properties would only have two roof lights inserted in the roof slope and no windows within the wall. Therefore, the proposal does not raise Officers' concerns over direct overlooking and loss of privacy.

Although the extension would be located at the common boundary, from the orientation of the site and the movements of the sun, it is clear that it would not overshadow the adjacent properties to the detriment of their residents. Furthermore the extension would be some 10 metres from the rear of these properties.

Concerns have been raised by both adjacent neighbours over loss of outlook. The Fareham Extension Design Guide states that a minimum distance of 12.5 metres (40 feet) is normally required between the windows of habitable rooms in an existing dwelling and a two storey wall of a new extension where the wall contains no windows.

The garden length of the dwelling at no. 6 is approximately 11 metres, which is slightly below the above mentioned standard. However, this standard applies to two storey extensions. Therefore Officers conclude that a separation distance of 11 metres in this case is sufficient to avoid demonstrable harm to this property in terms of loss of outlook.

As to the other adjacent property at no. 5, the separation distance would be slightly shorter. However, due to the spatial relationship between this property and the proposed extension, Officers conclude that there will be no demonstrable harm to this adjacent property in terms of loss of outlook.

Other matters:

Whilst concerns over access for construction and no neighbour consultation on the proposal before its formal submission are acknowledged, these are private matters that should be

resolved between the neighbours and are not a material planning consideration. Therefore, these concerns cannot justify refusal of this application.

For the reasons set out above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal.

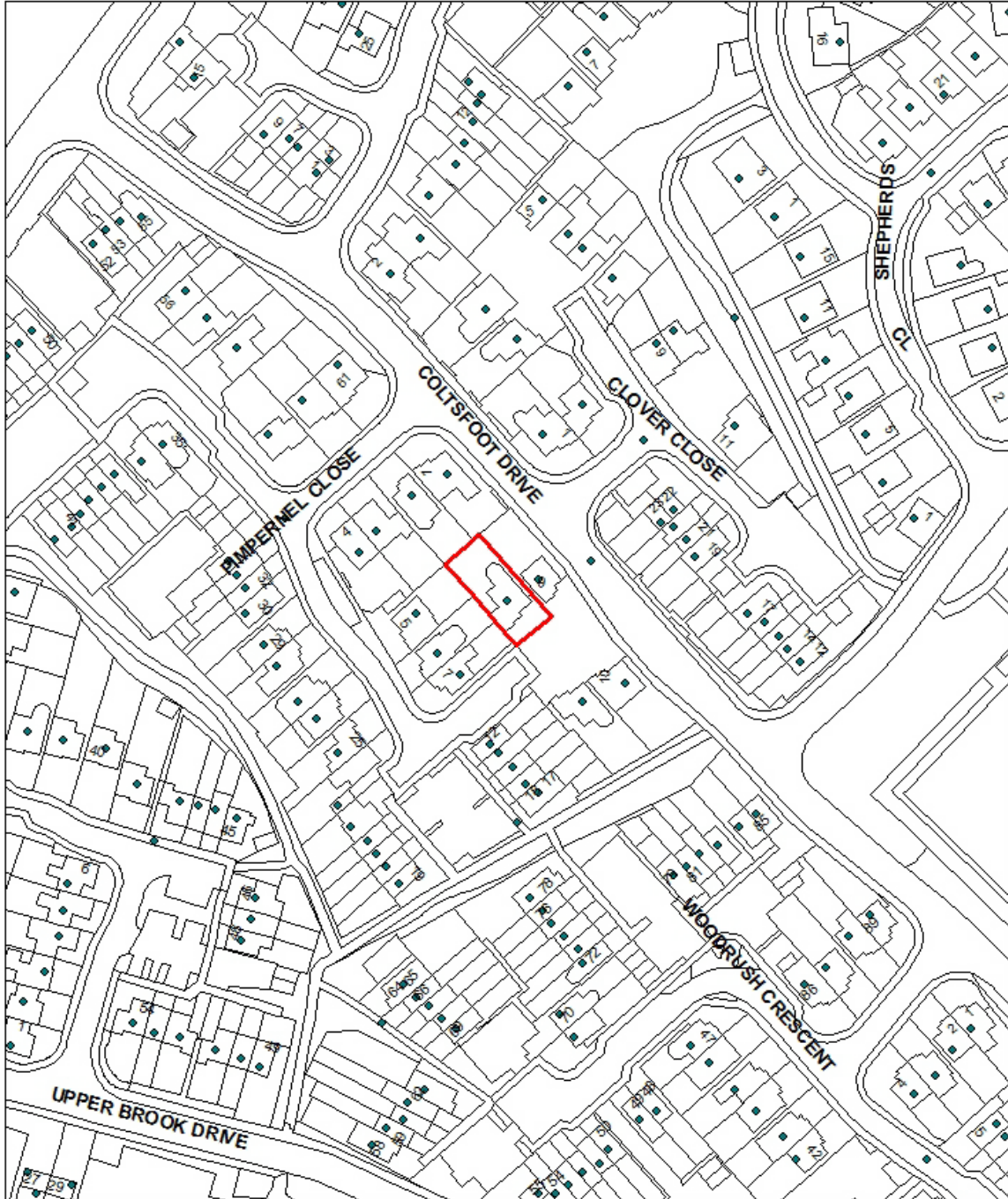
A conditional permission is recommended.

PERMISSION

Subject to conditions: time, in accordance with approved plans, materials matching existing.

FAREHAM

BOROUGH COUNCIL



8 PIMPERNEL CLOSE
SCALE: 1:1,250

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