

P/14/0384/FP

FAREHAM NORTH

MR A SPRAGG

AGENT: IAN MARSHALL

TWO STOREY SIDE EXTENSION INCLUDING FRONT DORMER AND SINGLE STOREY REAR EXTENSION

10 HOLLY GROVE FAREHAM HAMPSHIRE PO16 7UP

Report By

Emma Marks Extn.4756

Site Description

The application site is located on the west side of Holly Grove, south of the junction with Kiln Road.

The application site is occupied by a semi-detached house with a driveway on its southern side.

To the south of the application site is number 11 Holly Grove. The house is set away from the boundary with number 10 by the width of a driveway and pathway

Description of Proposal

Planning permission is sought to erect a two storey extension on the southern side of the house across the existing driveway, with a single storey extension across the rear of the property.

The side extension is designed to be two storey in scale at the rear sloping down to single storey eaves height at the front. A dormer window would be constructed in the roof plane fronting Holly Grove.

The single storey rear extension would replace an existing conservatory. It would project approximately 0.7 metres beyond the existing rear extension at the rear of number 9.

The submitted plans show a garage at ground level which is long enough to park two cars inside. At first floor level a bedroom and a dressing room are proposed.

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

DSP4 - Impact on Living Conditions

Relevant Planning History

No relevant planning history

Representations

One letter of objection has been received on behalf of the occupier of number 11 Holly Grove raising the following main points:

- View from kitchen window will be onto a new blank wall at a distance of 3.5 metres
- Loss of views from kitchen window and landing window
- Some loss of light to kitchen, bathroom and stairs in the morning
- Building will take place over existing drains- these may need remedial work and upgrading at the same time
- Concerns about the makeup of the land upon which the extension will be built
- Application site stands at a slightly higher level than number 11- how will extension deal with this?

Planning Considerations - Key Issues

Design and effect on the character of the area

The side extension has been sympathetically designed and in the view of Officers respects the character and appearance of these semi-detached houses.

The rear extension is single storey in scale and flat roofed. Its design is typical of extensions at the rear of properties and its design is considered acceptable.

In design terms Officers are satisfied that the proposal complies with policy CS17 of the adopted Fareham Borough Core Strategy and policy DSP2 of the emerging Local Plan Part 2: Development Sites and Policies.

Effect on the outlook and light of neighbouring properties

The two storey side extension will be most noticeable from the property to the south, number 11.

Planning Officers have visited this neighbouring property and assessed the proposal from within the house.

There are five windows within the flank wall of number 11 facing north. Two windows are at first floor level and serve a bathroom and landing; and three windows are a ground floor level. These windows serve a kitchen, a larder and a cupboard beneath the stairs.

The landing and bathroom are not rooms which are reliant on outlook and light and Officers do not consider these rooms would be materially harmed.

The representation received also makes reference to the loss of view from the landing window. The loss of a private view is not however a matter which can be taken into account in deciding this application.

Of the ground floor windows, those serving the larder and under stairs cupboard are not considered to be significant in terms of light and outlook. The main room window affected by the proposals is the kitchen.

The kitchen of number 11 sits within the north western corner of the house. It is fairly small in size and contains kitchen appliances and a sink but does not have room for a dining table or other areas to eat.

A clear glazed window facing north sits just above and to the side of the sink. This window faces directly towards the existing flank wall of the application property.

Within the west elevation of the kitchen there is a door, the top half of which is glazed with obscure glass. This is the main source of light into the room.

The distance currently between the kitchen window and the flank wall of the application property is around 7 metres. The distance between the kitchen and the flank wall of the proposed extension would be approximately 3.7 metres.

The extension is located to the north of the kitchen window, and light is also available through a door in the western end of the kitchen. Furthermore the extension is to be finished externally in a light coloured paintwork to match the existing house. Officers are satisfied that the level of sun and daylight within the room would not be materially reduced.

The matter of outlook from the kitchen window is however much more finely balanced.

Officers are aware that under the Council's Extension Design Guide, 'the minimum distance required between a side window serving a habitable room and a proposed development will normally be six metres. Only in exceptional circumstances depending upon the presence of intervening screening, the size and height of the extension and the nature of the window (main or secondary), character, levels and orientation will smaller distances to a minimum of four metres be acceptable.' The distance of 3.7 metres which would remain is marginally below the normal minimum level.

Officers have viewed the proposed two storey side extension from inside the neighbour's kitchen and have given careful consideration to the small size of the kitchen and the fact that this room gains light from both the window above the sink and the door within the west elevation. On balance officers consider that the extension to the north of the kitchen window would not create such a degree of impact upon this room as to justify refusing the application.

Officers are satisfied that the single storey rear extension would not materially harm the light or outlook available to the occupiers of neighbouring properties.

Parking and access

The side extension would be constructed upon the existing driveway/ parking area of this property. The ground floor of the extension is shown as a garage and it is deep enough to park two cars within. Two parking spaces would be appropriate for a three bed roomed house of this scale. A condition is recommended that the garage is retained and kept available for the parking of cars.

The front of the garage will be approximately 2 metres from the back edge of the footway. As a result of this, cars will not be able to pull clear of the highway whilst the garage door is being opened.

Many of the houses in the immediate vicinity do not have onsite parking and park on the highway. Holly Grove is a residential cul-de-sac which is not heavily trafficked. Officers do not consider it would cause highway safety issues if a car was parked on the highway before entering the garage.

Officers are satisfied that the proposal complies with policies CS5 and CS17 of the adopted Fareham Borough Core Strategy.

Conclusion

Officers are satisfied that in design terms and with regard to parking the proposal is acceptable and accords with adopted and emerging local plans policies.

The impact upon the outlook from the neighbour's kitchen window is however a more finely balanced judgement. For the reasons set out in the above report Officers believe the degree of impact is not so great as to warrant withholding planning permission.

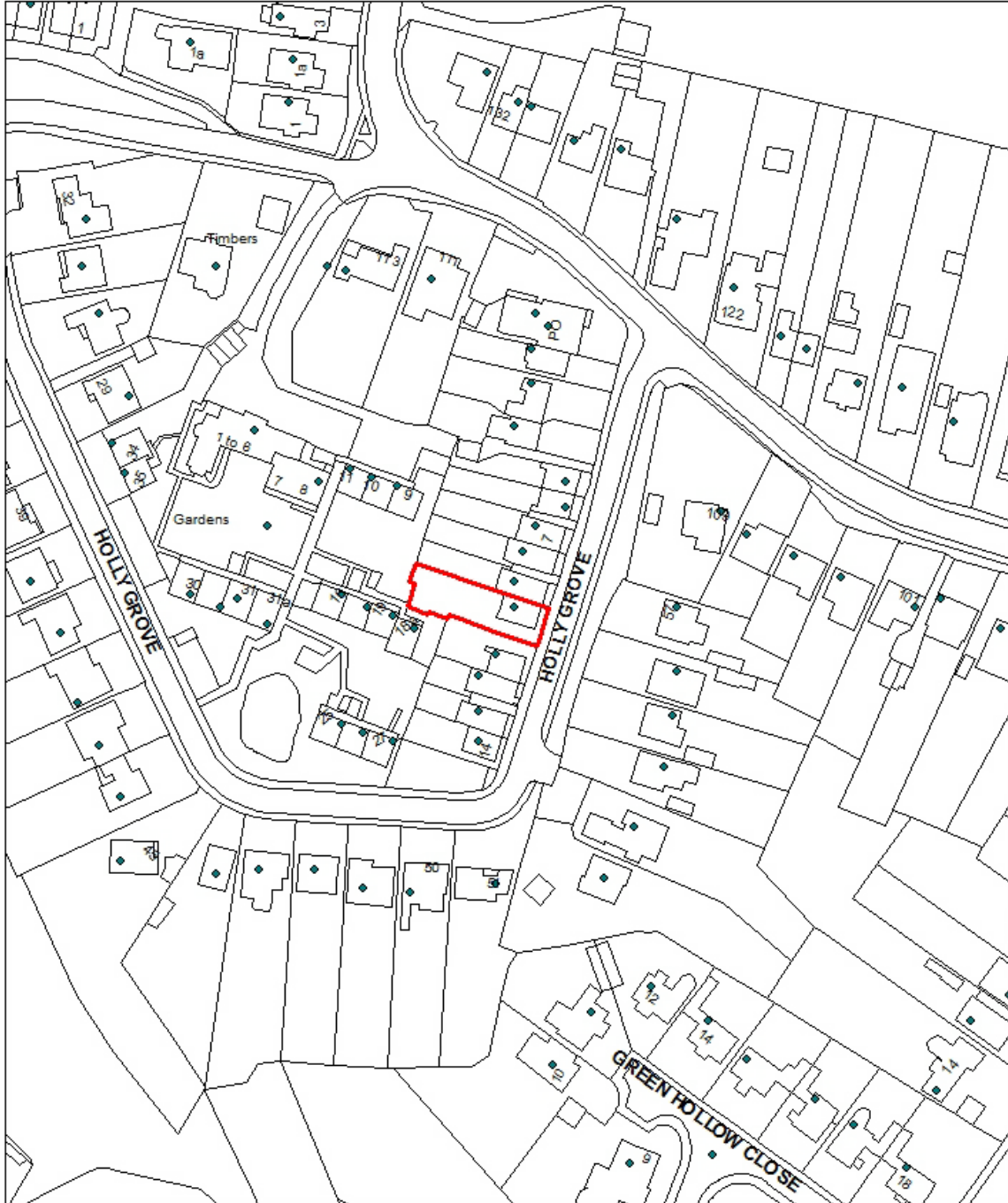
Notwithstanding the objection received and subject to the imposition of a condition to ensure adequate car parking is provided on site, Officers are favourably recommending the application.

Recommendation

PERMISSION: Garage to be kept available for the parking of cars

FAREHAM

BOROUGH COUNCIL



10 HOLLY GROVE
SCALE: 1:1,250

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