

**P/14/0545/FP**

**SARISBURY**

MR RICHARD FREEMANTLE

AGENT: AR DESIGN STUDIO

EXTENSION AND REFURBISHMENT OF EXISTING BUNGALOWS TO CREATE FIRST FLOOR ACCOMMODATION, GARAGE EXTENSION WITH HABITABLE ACCOMMODATION ABOVE

312 OLD SWANWICK LANE LOWER SWANWICK SOUTHAMPTON SO31 7GS

***Report By***

R Hebden

***Introduction***

The application has been submitted following the withdrawal of a previous application earlier this year to enable further consultation with the neighbours and subsequent amendments to the proposal. The application also follows a planning application, which was approved in 2012, for alterations and extensions to the existing property to form a two-storey dwelling. The current application seeks a different approach in terms of design and massing to that previously approved.

In accordance with the Council's Scheme of Delegation, following receipt of a letter of objection from the neighbouring property the application falls to be considered by the Planning Committee.

***Site Description***

Old Swanwick Lane is a residential road located within the settlement policy boundary in Sarisbury. The site is located on the west side of Old Swanwick Lane with residential properties to the north, east and south. The western boundary of the site abuts Bridge Road.

The site currently contains a detached bungalow which is set back from the front of the plot by between 20 and 30 metres. The dwelling faces north east and consequently is angled away from Old Swanwick Lane which runs from north to south. To the front of the dwelling there is a detached garage and a hard surfaced turning area. There are also some trees along the edge of the drive that partially screen the dwelling from view within the streetscene, although these trees are not subject to a Tree Preservation Order.

The land to the rear of the dwelling is mainly laid to lawn with dense conifer hedging along the rear boundary with Bridge Road. There are also some mature trees along the east boundary within the curtilage of Riverside, Bridge Road.

***Description of Proposal***

The application seeks to alter and extend the existing bungalow to create a two-storey dwelling with two pitched roofed elements and a flat roofed link section. The main body of the house would have a gable front with a pitched roof of 8.1 meters in height to enable accommodation to be provided at first floor level. The remainder of the existing bungalow would have a flat roof which would link to the second element in the south of the site. The section in the south of the site would also have a pitched roof, however it would have a ridge height of 6.2 meters. The proposed pitched roof section in the south of the site would replace the existing detached garage with an integral garage. There would also be a home gym at ground floor level with annexe accommodation at first floor level for the applicant's

daughter. The dwelling would have a contemporary design appearance and the proposed material finish includes timber clad and rendered elevations with dark grey aluminium fenestration.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

#### **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

#### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/14/0277/FP</u></b>	<b>EXTENSION AND REFURBISHMENT OF EXISTING BUNGALOW TO CREATE FIRST FLOOR ACCOMMODATION, GARAGE EXTENSION WITH HABITABLE ACCOMMODATION ABOVE</b>
	WITHDRAWN      02/06/2014
<b><u>P/11/0973/FP</u></b>	<b>ALTERATIONS TO BUNGALOW TO CREATE FIRST AND SECOND FLOOR ACCOMMODATION AND EXTEND ITS FOOTPRINT</b>
	APPROVE      02/02/2012
<b><u>P/11/0648/FP</u></b>	<b>ALTERATION TO BUNGALOW TO CREATE FIRST AND SECOND FLOOR ACCOMMODATION PLUS FRONT AND REAR EXTENSIONS</b>
	WITHDRAWN      07/10/2011
<b><u>P/04/1237/OA</u></b>	<b>Erection of Eight Flats following Demolition of Existing Dwelling (Outline Application)</b>
	REFUSE      16/09/2004

### ***Representations***

One letter of representation has been received from the neighbours (no. 314) raising the following issues:

- like the design of the house, however have concerns
- the southern section would appear domineering when viewed from their home and garden
- shading of garden, summerhouse and swimming pool area
- loss of light to study
- inaccuracies in the design and access statement
- rear boundary of no. 314 is not correctly shown on the location plan

### ***Consultations***

### ***Planning Considerations - Key Issues***

The application needs to be considered in terms of the planning history of the site and the following key issues:

1. The principle of development
2. Effect on the character of the area
3. Effect on the amenities of neighbouring properties
4. Provision of annexe accommodation

#### 1. Principle of Development

Since the site is within the settlement policy boundary, the proposed alterations and extensions are therefore acceptable in principle. Furthermore, the Council has previously accepted the principle of extending the existing property to form a three-storey dwelling (planning permission P/11/0973/FP refers).

#### 2. Effect on the character of the area

As noted above, Old Swanwick Lane contains a mix of dwelling types of which the majority are two storey and of a traditional character. The dwellings are regularly spaced with a palette of materials consisting of red or brown brick, white render and brown tile hanging. The roof forms are hipped or pitched (with the exception of one cat slide) and predominantly consist of red or brown roof tiles.

The proposal would be of a contemporary design with pitched roofs to match those of the surrounding properties. The division of the living accommodation across two sections would prevent the dwelling from appearing overly dominant within the streetscene. It is of relevance to note that the overall mass and bulk of the proposed two storey dwelling would be significantly less than that of the previously approved three storey dwelling. The use of a flat roofed link section would provide a contrast to the pitched roof side sections and would ensure the overall design is coherent. The incorporation of an integral garage within the smaller pitched roofed section would appear more refined than retaining the existing detached garage. The proposed use of dark timber cladding and white render would complement the palette of materials within Old Swanwick Lane. Furthermore, the proposed dwelling would be partially visible from Bridge Road to the west, however is considered to be of an appropriate scale and design in the context of the 2-3 storey apartment block Swanwick Quay.

Overall the proposed development would be of a high-quality contemporary design which would complement and enhance the existing vernacular within Old Swanwick Lane and Bridge Road and would accord with the requirements of Policies CS17 and DSP2.

#### 3. Effect on the amenities of neighbouring properties

The proposed pitched roofed section in the north of the site would be visible from Swanwick Quay apartments to the north-west of the site, however, the increase in height is modest and would therefore not appear overbearing or result in a loss of available sunlight. There are two windows at first floor level of the north elevation, however the window serving the bathroom would be high level and the window serving the landing would be obscure glazed, therefore they would not result in a loss of privacy to the adjacent apartments. The proposed roof lights in the north-west facing roof slope would be high level and would therefore not result in a loss of privacy to the adjacent apartments.

The owners of no. 314 to the south east of the site have raised concerns regarding the

impact that the proposal would have on the amount of light available to their study. Notwithstanding the use of the room as a study rather than as a primary room such as a kitchen or living room, the proposed extension would be positioned to the north of the study and would therefore not have a significant impact on the amount of available sunlight.

The owners of no. 314 have also raised concerns regarding the impact that the proposed garage extension of the proposal would have on their front garden in particular on their swimming pool. They are concerned about the size and proximity of the garage and the impact it would have on their front garden and pool in terms of loss of outlook and the amount of available sunlight. No. 314 has an unorthodox shape of plot, such that the rear garden is comparatively small. The front garden has therefore been designed to provide additional private amenity space.

The proposed garage extension would be visible from the neighbour's garden, however it would not be so large as to appear overbearing. The front garden would also retain an open aspect on all of the remaining boundaries. The applicant has also agreed that planting can be provided between the garage and the boundary to soften its appearance and the position and type of planting can be secured via condition should members resolve to grant planning permission. The garage extension would be positioned to the south west of the swimming pool and may therefore result in a loss of available sunlight at certain times of the day, however the area directly south of the garden and pool would retain an open aspect which would ensure the area still benefitted from a high amount of sunlight and remained useable. There are no windows proposed in the garage's north east elevation, therefore it would not result in any overlooking of the no. 314's front garden. Permitted development rights for the addition of windows could be removed via condition to protect the future privacy of no. 314's front garden.

It is noted that the neighbouring resident has raised concern with the accuracy of the plans in relation to the depiction of the rear boundary of no. 314 Old Swanwick Lane, however, since the rear boundary of no. 314 does not abut the site, it's position is not, therefore, material to the consideration of this application.

#### 4. Provision of annexe accommodation

The southern section of the house would contain a garage and home gym at ground floor level with living accommodation at first floor level. In the previously approved application, a balcony was proposed above the flat roof which would have provided a direct link between the first floor accommodation in the main house and the section above the garage, however the neighbour was concerned about a loss of privacy to his garden and the applicant agreed to remove this element of the proposal. The living accommodation above the garage therefore has one point of access to the main dwelling and this is at ground floor level through the lounge. It is considered that the proposed layout has a link between the main house and the annexe above the garage which would be sufficient to ensure it remains linked to the main house. The position of the annexe in relation to the main dwelling would not be suitable as an independent unit of accommodation as it would not have independent amenity space or provision for car parking and cycle/bin storage. The applicant has agreed that a condition can be included to ensure the use of the annexe is ancillary to that of the main house.

#### Conclusion

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed development would not harm the

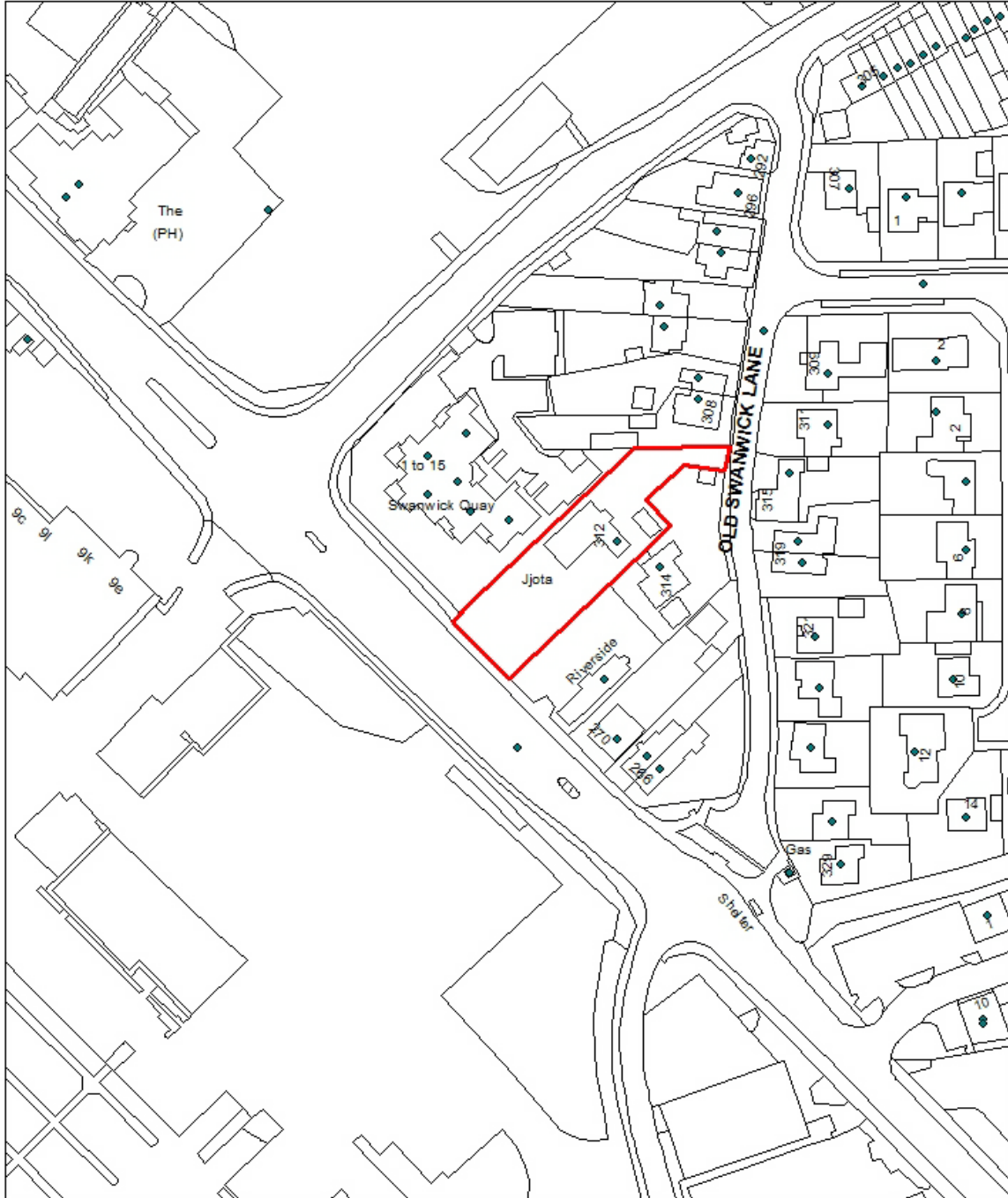
amenities of neighbours nor would it detract from the appearance or character of the streetscene. Parking provision on site is considered adequate for the size of the extended dwelling. Other material considerations are not judged to have sufficient weight to justify a refusal of the application and where applicable conditions have been applied in order to satisfy these matters.

***Recommendation***

PERMISSION: time, materials, in accordance with approved plans, remove permitted development rights for windows in the north east elevation of the garage/annexe, and the north west elevation of the main house, landing window in the north west elevation to remain obscure glazed and of a type not capable of being opened, bathroom window in the north west elevation to remain high level and obscure glazed, roof lights in the north west elevation to remain high level, details of planting between the garage and the boundary with no. 314 to be provided, garage to be retained for parking of vehicles, annexe to be used for purposes ancillary to the main dwelling,

# FAREHAM

## BOROUGH COUNCIL



312 OLD SWANWICK LANE  
SCALE: 1:1,250

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