

P/14/0559/FP

MR IAN MCINTYRE

FAREHAM NORTH

AGENT: YOUR HOME PLANS
LTD

ALTERATIONS AND EXTENSIONS TO ROOF TO FORM FIRST FLOOR
ACCOMMODATION AND THE PROVISION OF FRONT AND REAR DORMER WINDOWS
27 NICHOLAS CRESCENT FAREHAM HAMPSHIRE PO15 5AH

Report By

Graham Pretty (Ext.2526)

Site Description

The application site is located on the west side of the eastern arm of Nicholas Crescent and is a detached bungalow with a fully hipped, low pitched roof. The plot is significantly wider than is the average for Nicholas Crescent. The property has a detached garage to the rear with parking for at least three cars.

Description of Proposal

The existing bungalow has an 'L' shaped front elevation. The proposed development is to infill this area and to extend over the whole property with a new steeper pitched roof to provide first floor accommodation within the roofspace achieved. Two pitched roof dormer windows are proposed within the front elevation and a single dormer to the rear. The resultant dwelling would have four bedrooms.

Policies

The following policies apply to this application:

National Planning Policy Framework

Approved Fareham Borough Core Strategy

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

Representations

One letter has been received in support of the application.

Two letters have been received raising the following concerns:

- Existing small bungalow fits with the area
- Concern over disruption during construction
- Problems with parking

Planning Considerations - Key Issues

The key issues in this case are:

- The principle of development
- Impact on the character of the area
- Impact on neighbouring properties
- Highways

Principle of development

The application site is located within the urban area of Fareham where the principle of extending existing residential properties may be accepted subject to design and impact.

Impact on character of the area

Nicholas Crescent is characterised by a mix of single storey bungalows and chalet bungalows with hipped dormer windows. The property to the north is at a slightly higher level and has a significantly steeper roof pitch resulting in higher ridge. The proposed new roof to the application property would raise the ridge height by approximately 2.35m to 6.35m. The resultant building would be no higher than the adjoining property.

There are numerous examples of properties with dormer windows to front and rear. The application property is unusual within the locality due to its width and low design. As a result of the proposal it is possible to insert two dormers in its front elevation. However, this is not considered to be out of keeping with the character of the area, indeed the resultant building will be arguably more in keeping than the existing.

Impact on neighbouring properties

The nearest property lies to the northwest and is some 5.3m away and set at a higher level. There is a side door and a secondary ground floor kitchen window on the elevation facing the application site. The side window looks out towards the gap between the application dwelling and its detached garage. With the rise in levels to this property from the application site it is not considered that the amenities of the neighbour are adversely impacted.

The nearest properties to the rear are 15m and 22m away. The rear facing windows are to serve ensuite bathrooms only. The amenities of the occupiers of these properties would not, therefore, be harmed.

Highways

One of the objections has raised issue with car parking claiming that spaces used by a lodger at the site are taking parking away from other residents. On street parking is not a matter which the Council can control. It can only consider the level of on site parking available. In this case there is a garage but the drive is more than 15m long giving space for three vehicles to park off road. This is up to the adopted standard for a four bedroomed property as proposed in this case.

Recommendation

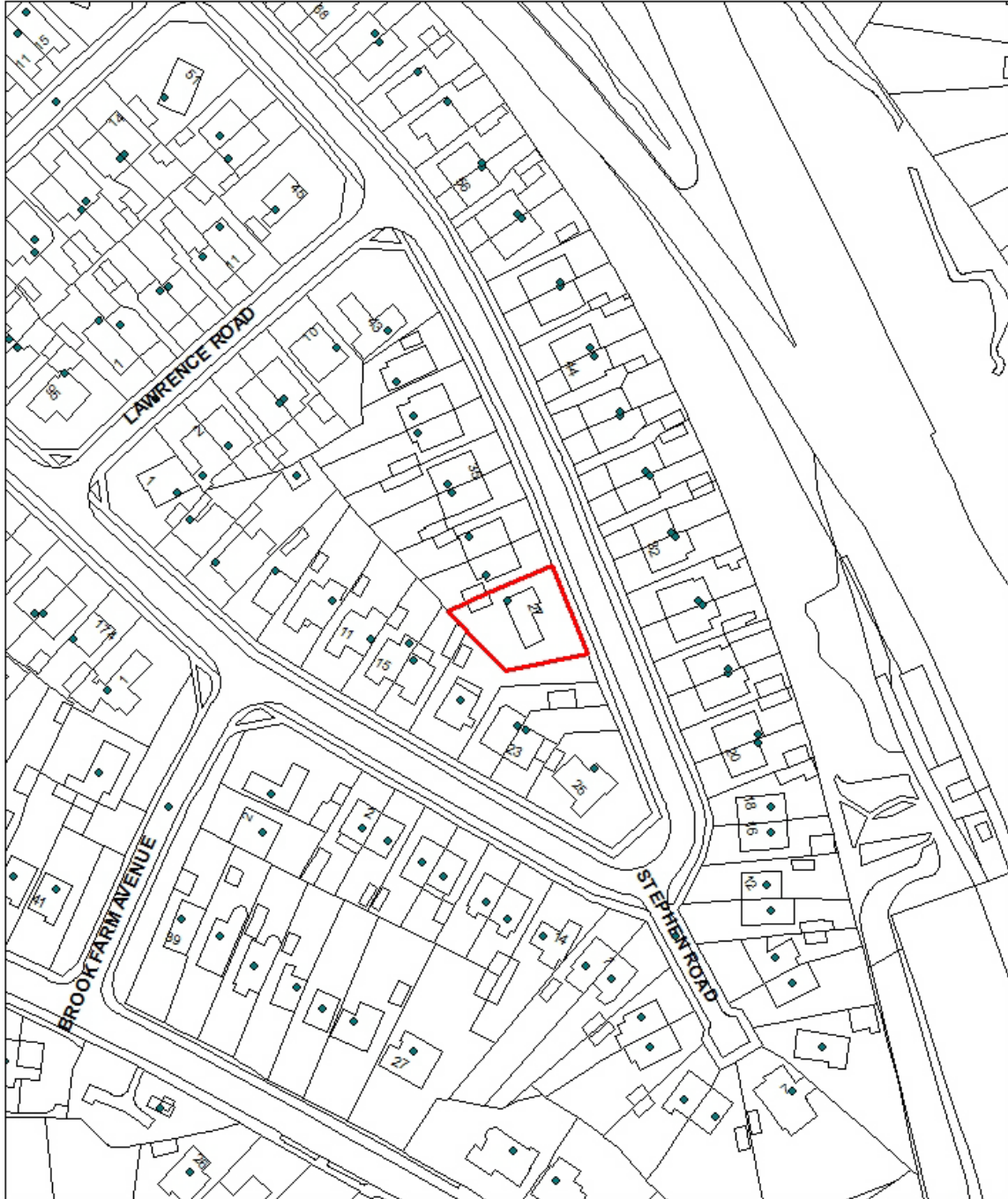
PERMISSION:

Details of Materials; No further windows at first floor in the rear elevation; obscure glazing to rear first floor windows (inc. rooflights) and fixed to 1.7m above internal floor height; hours of construction work

Background Papers

FAREHAM

BOROUGH COUNCIL



27 NICHOLAS CRESCENT
SCALE: 1:1,250

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