

P/14/0383/FP

PORTCHESTER WEST

MR P JACKSON

AGENT: IAN MARSHALL

ERECTION OF REAR EXTENSION WITH ACCOMMODATION ABOVE, BUILD UP HIPPED ROOF TO CROPPED GABLE WITH FRONT DORMER WINDOW AND REPLACEMENT DETACHED GARAGE WITH COVERED AREA

1 HILL VIEW ROAD FAREHAM HAMPSHIRE PO16 8DB

Report By

Arleta Miszewska ext. 4666

Site Description

The application site is located within the urban area and comprises the residential curtilage of this semi-detached dwelling.

The dwelling is single storey in scale and in terms of its external appearance, however it has a bedroom at first floor level within the existing roof space. To the rear is a conservatory. A single detached garage is located to the side and rear of the house.

The site slopes north to south.

Description of Proposal

Permission is sought to replace the existing rear conservatory with a rear extension, roof alteration from hipped to a cropped gable end, front and side dormer windows to increase the floor space of the existing accommodation at first floor level.

The proposal would result in the extension of a lounge and a kitchen on the ground floor and the provision of a larger bedroom and additional bedroom and a shower room within the roof space at first floor level. The development would increase the overall number of bedrooms from three to four. A julliette balcony is proposed in the rear elevation facing down the rear garden.

Also proposed is a detached garage/covered area in the same approximate location as the existing detached garage.

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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

**P/13/0999/FP ERECTION OF REAR EXTENSION WITH ACCOMMODATION ABOVE
AND REPLACEMENT DETACHED GARAGE WITH COVERED AREA
REFUSE 13/01/2014**

Representations

Four letters have been received in relation to the proposal as originally submitted raising the following concerns:

- Overlooking and noise from the west facing dormer window into the adjoining house,
- Practical implications of construction of roof valley between dwellings,
- Overlooking of no. 29 from the proposed window inserted in the eastern roof slope,
- Overshadowing of no. 29,
- The size and bulk of the extension will effect the character of the area and the value of no. 29,
- Proposed windows will overlook no. 27,
- Overshadowing of no. 27,
- Design will be out of context,
- Sketches have no dimensions, scale bar and are wrongly titled and incorrect,
- The difference in levels will exacerbate the impacts of the body and mass of the extension (1 in 10 slope),
- The presence of Public Sewer Manhole within the application site,
- The existing garage has got an asbestos roof - demolition would create a health hazard,
- Loss of view of sun, sunlight to no. 25,
- The proposal is against the original rules for the original estate.

The neighbours have been notified of the amended plans. At the time of writing this report, two further letters of comment had been received raising the following points:

- It is noted the wall has been cropped and the window removed, however the overall size and bulk will be even closer than 22 metres;
- The slope stops close to the southern extension; Dore Avenue slopes continually from Hill View Road to the Hillway;
- The new plan shows a double door and balcony;
- Public sewer position to be confirmed by Water Board/Building Regulations and consideration given to its maintenance;
- Concern due to demolition of garage which has an asbestos roof;
- Extension is out of context with the area due to the size and scale, particularly at its junction of Hill View Road with Dore Avenue;
- This application is still contrary to Policy CS17.

If any further comments are received they will be reported in an update to Members.

Planning Considerations - Key Issues

i) Introduction

In 2013, the Officers refused planning permission (P/13/0999/FP refers) for the erection of a rear extension with accommodation above at first floor level including the provision of two side dormer windows set within the east and west roof planes. Also proposed was a detached garage/covered area in the same approximate location as the existing detached garage, but extending further down the garden.

The application was refused for the following reasons:

- a) the proposed extension would be an unsightly and visually obtrusive form of development which, by virtue of its scale, bulk and design, particularly the excessive length, bulk and flat roof design of the proposed flat roof dormer, would detract from the appearance of the dwelling and be harmful to the character of the streetscene;
- b) the first floor windows located within the eastern elevation of the proposed extension would give rise to the unacceptable overlooking of the adjacent property at 27 Dore Avenue to the detriment of the privacy of its occupants.

The current application has been submitted in order to address the previous reason for refusal. The dormer window within the eastern elevation of the rear extension has been removed and there are no overlooking windows.

This submission originally consisted of the erection of a rear extension with accommodation above, building up the hipped roof to gable end and replacement of a detached garage with covered area. The proposal included a high level window within the eastern roof slope.

Following neighbour consultation the proposal has been amended in order to seek to overcome some of the concerns raised. The main alterations include:

- the removal of the high level window from the eastern gable wall,
- the proposed gable end roof has been cropped,
- the front dormer window has been centered within the roof slope.

ii) Residential amenities, including privacy, outlook and overshadowing

The proposed design incorporates two dormer windows, one at the front and one to the western side of the rear extension. Concerns have been raised by the adjoining neighbour relating to over overlooking from the proposed side dormer window. This dormer would have two windows: one obscure glazed serving a shower room and one high level secondary bedroom window. Officers are satisfied that, subject to these windows being conditioned, this proposal would not compromise the privacy of the adjoining neighbour.

The neighbour at 29 Dore Avenue to the east raised concerns relating to a high level window proposed within the eastern gable. The removal of the window has overcome the neighbours concerns.

As to the outlook and light, the adjacent semi-detached pair has been already extended to the rear and therefore would not be affected by this proposal. Concerns have been raised over loss of outlook from and overshadowing of the properties located to the east of the application site, at nos. 29, 27 and 25 Dore Avenue. The proposed rear extension would be sited approximately 18 metres away from the property at no. 27 and 25 metres from the property at no. 25. The proposed roof extension would be 17 metres away from the property at no. 29. This relationship has been improved as the applicant has reduced the bulk of the roof extension by designing a cropped gable. Notwithstanding the fact that the property is sited on higher land, given these separation distances together with the presence of intervening structures within the rear gardens of these properties, Officers are satisfied that this proposal would cause no demonstrable harm to the adjacent properties in terms of outlook and light.

iii) Design and impact on the appearance of the street scene

The nearby area is characterised by the presence of detached and semi-detached dwellings of varying architectural styles, sizes and heights, including single storey bungalows and two storey dwellinghouses.

The application site is a single storey dwelling with accommodation at first floor level. The proposed additions would maintain its single storey external appearance. Notwithstanding this, the increased floor space within the first floor level would not be out of context, given the adjoining neighbour's roof extension and the existence of two storey dwellings in this area.

As to the proposed roof extension and a front dormer window, given the number of front dormer windows in the area and the wide variety of roof designs, this proposal would not be out of context.

iv) Other matters

The proposal indicates that three car parking spaces would be provided within the residential curtilage. This level of parking provision meets that expected for a four bedroom house as set out in the Council's adopted Residential Car & Cycle Parking Standards SPD.

Whilst the practical implications of the roof valley between the two adjoining dwellings at no. 1 and no. 3 is acknowledged, this is a private matter between neighbours. Furthermore the removal of hazardous substances from the site would be controlled by other legislation.

The proposed garage and covered area is not considered to be harmful to the appearance or character of the street scene nor is it found to be detrimental to the living conditions of neighbours. The garage/covered area was considered acceptable previously.

v) Conclusion

When compared with the proposal refused in 2013, this submission offers a development of reduced scale and improved design. In officers opinion these changes overcome the previous reasons for refusal.

Recommendation

PERMISSION: Standard conditions (time, in accordance with approved plans, materials matching existing); remove PD rights, no windows at first floor level within the eastern elevation; obscure glaze/high level windows in western elevation of rear extension.

FAREHAM

BOROUGH COUNCIL



1 HILL VIEW ROAD
SCALE: 1:1,250

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