

P/14/0574/FP

MRS JANINE ROACH

FAREHAM NORTH-WEST

AGENT: MRS CRYSTAL
MINTRAM

TWO STOREY SIDE EXTENSION TO END OF TERRACE HOUSE, CREATING NEW UPSTAIRS BEDROOM WITH EN-SUITE AND NEW DOWNSTAIRS FAMILY ROOM WITH NEW UTILITY AND DOWNSTAIRS WC.

4 WINNINGTON CLOSE FAREHAM HAMPSHIRE PO15 6HS

Report By

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Site Description

The application site consists of a two storey end-of-terrace dwelling located within the southern part of Winnington Close, which is a residential street in Fareham North West.

A private access way runs adjacent to the southern side and rear boundary of the property.

Description of Proposal

Planning permission is sought for a two storey side extension.

The extension under consideration would be 3.9 metres wide and 7.3 metres deep. It would be set back from the front building line by 0.5 metre and would be flush with the rear wall. The roof ridge would be lower than the ridge of the main house. The roof would be hipped with eaves at 5.2 metres above the ground level.

The construction materials would match the existing dwelling.

The extension would accommodate a family room, utility area and WC on the ground floor and a master bedroom with en-suite and walk-in wardrobe on the first floor. The first floor windows proposed to be inserted within the rear elevation would serve an en-suite and walk-in wardrobe. There are no windows proposed within the side elevation.

The scheme has been revised twice. The main amendments include a reduction in the width of the extension from 4.9 metres to 3.9 metres and the incorporation of a hipped rather than a gabled end roof.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

No relevant planning history.

Representations

The original and first revised scheme attracted four letters of objections from the neighbours to the south of the application site, raising the following concerns:

- rear windows will overlook my property (no.58),
- too close to my property (no.60),
- due to the application site being higher than our house, the proposed bedroom window and front room will facilitate overlooking of our house and garden (no.64),
- too close to my property (no.62), design including flank brick wall will be ugly, offensive and imposing, our privacy will be invaded by first floor and ground floor windows, the extent of work would double the size of the house and is out of keeping with the surrounding properties, car parking provision is not clear.

The neighbours have been notified of the recent amended plans and any further letters received will be reported to Members in the form of an update at the meeting.

Consultations

Director of Planning and Development (Highways) - No highway objection would be raised to the application, subject to the present front garden area being given over for the parking of three cars associated with a new footway crossover access. The existing crossover should then be reinstated as a footway.

Planning Considerations - Key Issues

The application site lies within the urban area of Fareham where development of this nature is supported in principle, subject to no adverse impact on residential amenities of adjacent neighbours, the character and appearance of the surrounding area and sufficient car parking provision.

Concerns have been raised over privacy, overbearing impact and outlook. In terms of privacy, the neighbour at no. 58, after having seen the proposed plans, confirmed no concerns due to the first floor windows within the rear elevation serving an en-suite and walk-in wardrobe. The neighbour from no. 64 is concerned that the proposed front elevation windows will provide a view of his property and the garden. However, the existing boundary treatments, including a high fence running along the side boundary of the application site, and the spatial relationship between the two properties would prevent direct overlooking and would not cause a demonstrable harm that would justify refusal of the application.

Further concerns have been raised over loss of outlook and overshadowing. Fareham's Extension Design Guide requires 12.5m separation distance between two storey extensions and windows of habitable rooms in an existing dwelling to avoid loss of outlook. The proposed extension would be 15 metres away from the nearest properties to the south. The extra distance, together with the hipped roof design would mitigate the fact that the application site is situated on a slightly higher level than the properties to the south. In addition, from the movement of the sun and the orientation of the extension in relation to the adjacent properties, Officers are not concerned over harmful overshadowing of garden areas and habitable room windows.

Further concerns have been raised over the proposed design. However, the property is situated at the end of the road and the extension would be largely screened by the host dwelling. Therefore, the introduction of a two storey side extension within this area would not be prominent enough to alter the character of the area to extent justifying a refusal of

this scheme.

Finally, concerns have been raised over car parking provision. The revised plans shows a car parking area to the front of the property. The Director of Planning and Development (Highways) raises no objection. Officers consider that the application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

Recommendation

PERMISSION: Approve subject to standard conditions (time, in accordance with approved plans, materials matching existing, car parking provision; no windows at first floor southern elevation)

FAREHAM

BOROUGH COUNCIL



4 Winnington Close
Scale 1:1,250



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