

P/14/0606/FP

MR & MRS S GOLDSTONE

PORTCHESTER EAST

AGENT: MR & MRS S
GOLDSTONE

PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH HIP TO GABLE BUILD-UP AND FRONT DORMERS.

35 GROVE AVENUE FAREHAM HAMPSHIRE PO16 9EZ

Report By

Arleta Miszewska ext. 4666

Site Description

The application relates to a single storey semi-detached dwelling located on the eastern side of Grove Avenue, which is a residential street in Portchester East.

The property benefits from a side dormer window and a conservatory at the back.

Description of Proposal

Planning permission is sought for:

- a roof extension to build up the hipped roof to form a barn hip,
- two pitched roof front dormers,
- a rear extension measuring 4 metres in depth with a ridge height of 6.3 metres and accommodation within the roofspace.

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

One letter of representation has been received from the other semi-detached pair at no. 37 Grove Avenue raising the following concerns:

1. loss of symmetrical gable will affect the appearance of the dwellings and street scene,
2. the proposed front gable is not symmetrical with the bay window below,
3. site layout of my property is incorrect,
4. extension would be overbearing,
5. overshadowing.

Planning Considerations - Key Issues

The application site lies within the urban area where sustainable development is supported in principle, subject to no adverse impact on residential amenities of adjacent neighbours

and the character and appearance of the local area.

Concerns have been raised over the impact of the rear additions on the amount of light currently received at no. 37 Grove Avenue. The proposed rear extension would project from the original rear wall by 4 metres. Over the first 2.7 metres closest to the main dwelling the roof would be pitched with a cropped gable end and its maximum height would be the same as the height of the main dwelling. The eaves height would be 3.7 metres above the ground level. The remaining 1.3 metres of the extension would have a sloping roof of maximum height at 3.5 metres and eaves height at 2.4 metres above the ground level.

The adjacent property benefits from a rear dormer window and a rear conservatory. The dormer window has two windows. The window closest to the application site serves a bedroom. The conservatory is a similar size to the one currently at the application site, approximately 1.9 metres deep. Taking into account the orientation of the site, the projection of the extension, the design of the roof and the existing additions to the adjacent property, officers conclude that the proposed development would not cause a demonstrable harm to the adjacent property, in terms of loss of light, outlook or privacy.

Further concerns have been raised over the proposed design. The loss of the front gable is considered a minor change that would not alter the appearance of the area, in particular given that similar roof alterations have been undertaken within this street. Furthermore, roof extensions and dormer windows of this kind are common throughout Portchester and therefore Officers consider the appearance of the dwelling acceptable. Whilst the lack of neighbour permission to alter the front gable of their roof is acknowledged, this is a private matter not of public interest and therefore cannot justify refusal of this submission.

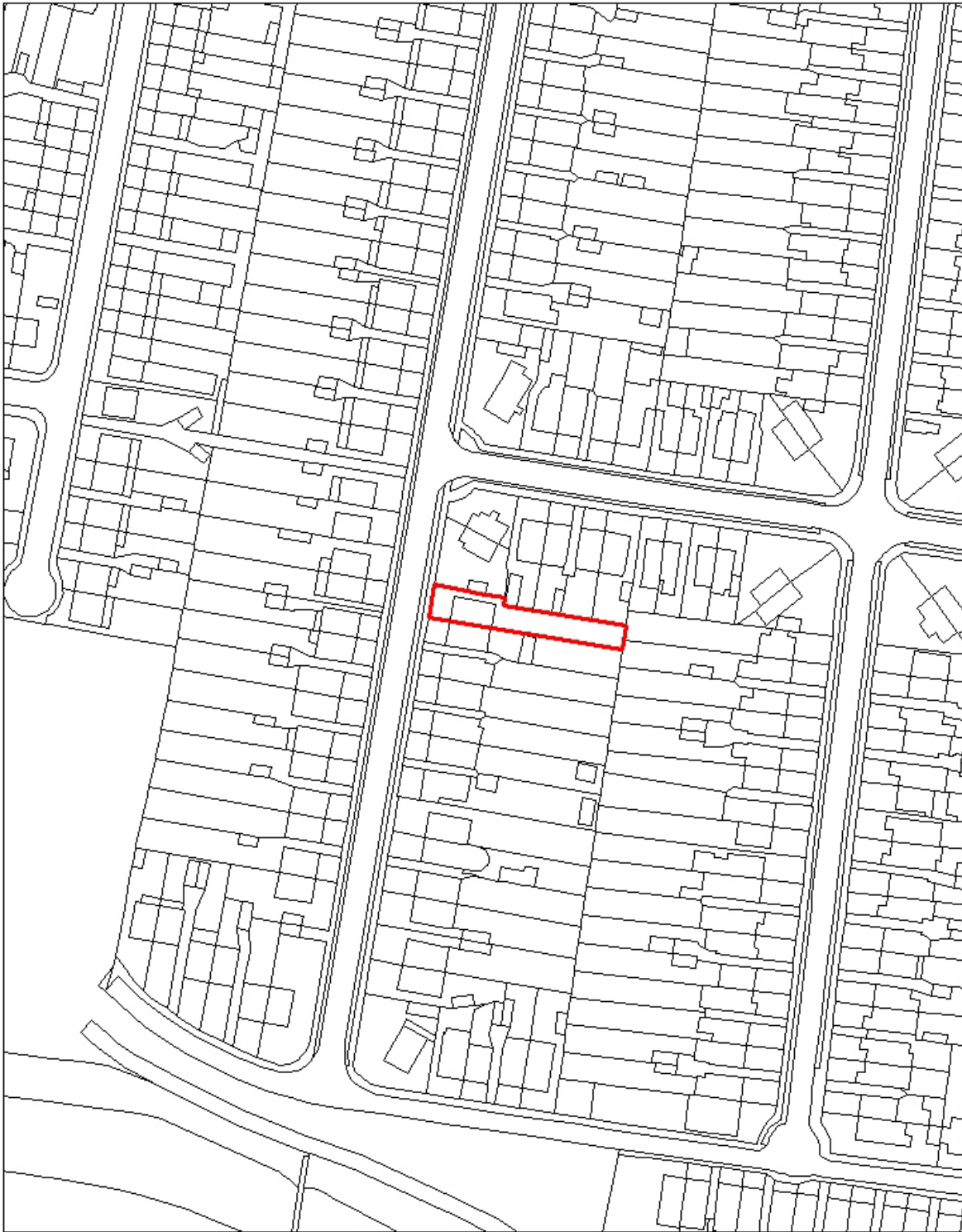
For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

Recommendation

PERMISSION: Approve subject to standard conditions (time, in accordance with approved plans, materials matching existing)

FAREHAM

BOROUGH COUNCIL



35 Grove Avenue
Scale 1:1,250



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