

P/14/0734/FP

WARSASH

MR ANDERS BERG

AGENT: MR ANDERS BERG

PROPOSED SINGLE STOREY FRONT EXTENSION; ALTERATION TO ROOF INCLUDING A PROPOSED DORMER WINDOW

28 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS

Report By

Brendan Flynn X 4665

Introduction

This application is before the Planning Committee in accordance with the Council's scheme of delegation.

Site Description

The application site comprises a, detached bungalow set centrally within a broadly rectangular plot on the north side of Greenaway Lane. The existing dwelling consists of a chalet style bungalow with bedrooms in the roof.

The front garden is laid to lawn and a mature laurel hedge 2.5 metres high fronts the highway.

The area consists predominantly of post-war detached dwellings set on good sized plots strung along an informal road layout. The road is a mix of detached bungalows and two storey detached dwellings.

Description of Proposal

The applicant proposes to construct a dormer to the front roof slope and a conservatory to the front elevation.

Policies

The following policies apply to this application:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

There is no relevant planning history:

Representations

One letter of objection from N0.23 Greenaway Lane:- The proposed front dormer would overlook their property.

Consultations

None

Planning Considerations - Key Issues

The key issues in the determination of the application are:

- The principle of development
- Impact on the character of the area
- Residential Amenity

THE PRINCIPLE OF DEVELOPMENT:

The application site is located within the defined settlement boundary as delineated on the inset map of the Borough Local Plan Review. The principle of development is therefore acceptable subject to other relevant matters being duly considered.

IMPACT UPON THE CHARACTER OF THE AREA:

As described previously the area has a spatial character. The addition of the front dormer window and conservatory would not be out of keeping given the variety of architectural styles of properties in the street scene and the previously described frontage hedge. The proposal is considered to be acceptable without demonstrable harm to the character of the area.

NEIGHBOURING AMENITY:

The proposed dormer will provide for some views across the public highway into the front garden of No.23. Such relationships are not uncommon within the defined urban area. However the degree of separation habitable window to habitable window is over 22 metres. This window will serve an en-suite bathroom to existing, but enlarged bedrooms. As such in the interest of privacy and to further help address the concerns of third parties, these windows are conditioned to be fitted with obscure glazing and to be non-opening up to a height of 1.7m above the internal finished floor level. The proposed conservatory would have no impact on the neighbouring amenity.

CONCLUSION:

The proposal is acceptable for permission without demonstrable harm to the character of the area or the amenity of neighbouring properties.

Recommendation

PERMISSION subject to conditions: Development to commence within 3 years: Materials to match: Windows in the south facing dormer to be obscure glazed and non opening design to a height of 1.7 metres.

FAREHAM

BOROUGH COUNCIL



28 GREENAWAY LANE
SCALE: 1:1,250

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