

P/14/0765/FP

MR & MRS C BRADBURY

LOCKS HEATH

AGENT: JENKINS
ARCHITECTURE LTD

LOFT CONVERSION INCLUDING FRONT ROOF LIGHTS, REAR DORMER WINDOWS
AND REAR EXTENSION

15 ST CUTHBERTS LANE LOCKS HEATH SOUTHAMPTON SO31 6QR

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached bungalow on the east side of St Cuthberts Lane.

The site is within the urban area.

Description of Proposal

Planning permission is sought for a loft conversion which includes the installation of front roof light and a rear dormer window. In addition an existing flat roofed rear extension is to be widened and a pitched roof with side dormer window constructed above it.

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

Representations

One letter of representation has been received from a resident in Crispin Close objecting on the grounds that the development would result in the loss of their privacy and overlooking.

Planning Considerations - Key Issues

Concern has been raised by the occupier of 17 Crispin Close that the first floor window within the rear of the property would create overlooking and a loss of privacy.

The windows proposed within the rear of the property would be around 31 metres from the rear boundary of the site, and 38 metres to the property of 18 Crispin Close which sits directly to the rear. Number 17 Crispin Close is a very similar distance from these windows.

These distances considerably exceed the minimum distances (11 metres and 22 metres respectively) which are generally sought to achieve an acceptable level of privacy to neighbouring gardens and properties.

The design of the development is acceptable and the only change to the front elevation would be the installation of roof lights therefore no adverse impact would be created to the

appearance of the bungalow or the wider streetscene.

Officers are of the view that the development is acceptable and complies with the Adopted Fareham Borough Core Strategy and the emerging Local Plan Part 2.

Recommendation

PERMISSION - Development to commence within three years; Dormer window serving bedroom 3 shall be glazed with obscure glass and fixed shut up to a height of 1.7 metres from the internal finished floor level.

FAREHAM

BOROUGH COUNCIL



15 ST CUTHBERTS LANE
SCALE: 1:1,250

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