

P/14/0790/FP

MR & MRS LEE

TWO STOREY REAR EXTENSION

17 POPPY CLOSE LOCKS HEATH HAMPSHIRE S031 6XS

PARK GATE

AGENT: ANDREW JOHNS

Report By

Richard Wright (extension 4758)

Site Description

The application site lies at the end of Poppy Close, a residential cul-de-sac in Locks Heath. The property at 17 Poppy Close is a two-storey house with a conservatory at the rear and detached single garage close to rear of the house also.

Description of Proposal

A planning application was made earlier this year (reference P/14/0375/FP) for a two-storey rear extension spanning most of the width of the house and projecting 6 metres in depth. The application was withdrawn following concerns from neighbours and feedback from Officers that the proposed extension was too large and would have an unacceptable effect on neighbouring property.

This current application has been submitted after discussions took place with Officers as to what would be an acceptable sized extension to the house. The revised scheme now proposes a rear extension with a two storey part within the middle of the rear elevation of the house and a single storey element between it and the boundary with the adjacent dwelling to the east, 16 Poppy Close. The extension has also been reduced in depth compared to the previous submission and is now proposed to be 5 metres in depth from the rear of the original house. The extension would provide a ground floor family room/kitchen and an additional bedroom at first floor level.

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

The following planning history is relevant:

P/14/0375/FP **TWO STOREY REAR EXTENSION**
WITHDRAWN 28/05/2014

P/09/1099/FP **ERECTION OF SINGLE STOREY FRONT EXTENSION TO EXISTING PORCH**
PERMISSION 01/02/2010

Representations

Three representations have been received from neighbours living adjacent to the application site and objecting to the proposal on the following grounds:

- Restriction to outlook, view and natural light to neighbouring properties next door
- Overshadowing of next door neighbours' garden
- Imposing and dominating effect on garden located to rear (7 Gorse Close)
- Overlooking and loss of privacy
- Garden space will be reduced meaning increased noise and disturbance from its use by children associated with the applicant's childminding business
- Parking problems

Planning Considerations - Key Issues

i) Effect on light to and outlook from the adjacent property 16 Poppy Close

In comparison to the previously submitted application, the scale of the first floor part of the proposed extension has been reduced significantly. The drawings now show a distance of around 3.8 metres from the party boundary between the site and 16 Poppy Close and the flank wall of the two storey part of the new extension. The single storey part would be closer at around 1 metre from the boundary, a similar distance as the existing conservatory. The house at 16 Poppy Close has a rear conservatory also set around 1 metre away from the boundary.

In considering the effect of the new extension, Officers acknowledge that the proposed ground floor footprint remains a large addition to the house and the single storey part of the extension would be close to the party boundary at a depth of 5.0 metres. It would however replace the existing conservatory at the application site which measures 4.1 metres at its deepest, and would not project far enough into the garden to have a significant effect on the light to the conservatory next door.

The two storey part of the extension has been set back a significant way from the boundary reducing the bulk, making it far less imposing and cutting down on any resultant loss of light to the neighbouring house. The two storey element would have very little effect on light available to or outlook from the first floor bedroom window nearest the boundary in 16 Poppy Close. When viewed from the conservatory or neighbouring garden it would be seen against a backdrop of the house already extended on the other side of the application site, 18 Poppy Close and a backcloth of tall mature trees beyond that.

Officers have concluded that the effect on light into or outlook from 16 Poppy Close would not be materially harmful.

ii) Effect on light to and outlook from the adjacent property 18 Poppy Close

The proposed extension would not have a materially harmful effect on light to or outlook from the adjacent property at 18 Poppy Close. The extension would be set 4 metres from the party boundary and would be behind both the garage at the application site and the neighbour's own garage when viewed from the rear garden of 18 Poppy Close. Given the separation distance involved and the positioning of the extension relative to the neighbouring rear garden there it would not appear overbearing or detract from the enjoyment of that garden space.

iii) Effect on privacy of neighbours living at 7 Gorse Close

The rear garden of the neighbouring property 7 Gorse Close lies at the end of the rear garden of the application site. The distance from the new bedroom window in the rear of the extension to the boundary between the two properties would be 12 metres. This is more than the minimum separation distance of 11 metres ordinarily sought in such circumstances as recommended in Appendix 6 of the adopted Fareham Borough Local Plan Review and the Council's approved Extension Design Guide.

Officers have considered also the effect of views into windows within 7 Gorse Close from the new first floor bedroom window in the extension. The northern flank wall of 7 Gorse Close runs parallel to the party boundary and has within it an obscure glazed window to a first floor bathroom and an obscure glazed kitchen door at ground floor level. Even though the bathroom window has a top opening section and the door is openable, no material harm to the privacy of the neighbours would occur. The house also has a conservatory on the far southern side of the rear elevation. Officers consider that the distance from this conservatory to the new bedroom window in the extension would be more than sufficient to prevent any material loss of privacy.

iv) Effect on other living conditions

Concern has been raised by two of the neighbours on the fact that the applicant runs a childminding business from home. The concern is that the extension is likely to result in increased noise and disturbance to the neighbours as well as additional parking problems.

Officers understand that, regardless of whether there was to be an increase in the size of the property, Mrs Lee would not be able to care for any more children than she currently does under the limitations set down by Ofsted. At present that limit enables Mrs Lee to care for a maximum of 6 children under 8 years of age. No childminding takes place at weekends. Whilst the construction of the proposed extension would mean more internal and less external living space at the property this is unlikely to make much difference to the living conditions of neighbours in terms of noise from children playing in the garden. Similarly there would be no effect on parking through an increase in business activity.

Conclusion

After careful consideration of the likely impact on the light to, outlook from and privacy enjoyed by the occupants of neighbouring properties, Officers have concluded there would be no material harm to the living conditions of neighbours as a result of the proposed extension and the proposal is acceptable.

The proposal accords with Policies CS17 of the adopted Fareham Borough Core Strategy and DSP2 & DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

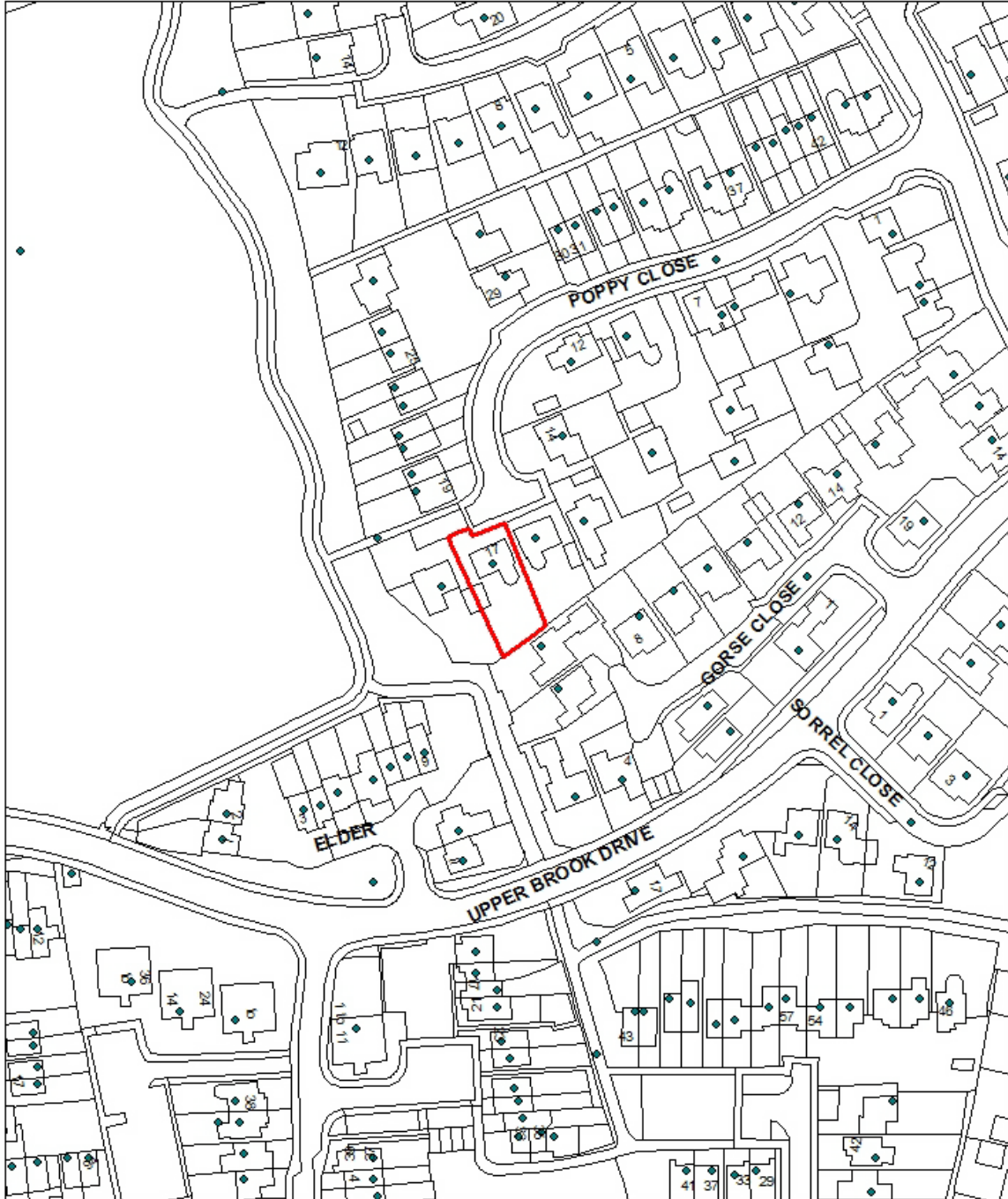
PERMISSION; Development to commence within three years; Development to be undertaken in accordance with approved drawings.

Background Papers

P/14/0790/FP

FAREHAM

BOROUGH COUNCIL



17 POPPY CLOSE
SCALE: 1:1,250

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