

**P/14/0795/VC**

MR & MRS A HEAD

**TITCHFIELD COMMON**

AGENT: ROBERT TUTTON  
TOWN PLANNING CONS LTD

VARIATION OF CONDITION 1 OF P/13/0717/RM TO VARY THE APPROVED PLANS TO SHOW LIVING ACCOMMODATION WITHIN THE ROOF SPACES OF EACH PLOT; THE ADDITION OF 5 ROOFLIGHTS AND SOLAR THERMAL PANELS IN THE SOUTHWEST ROOF PLANES AND 1 ROOFLIGHT IN THE NORTHEAST ROOF PLANES OF EACH PLOT; THE APPROVED SECOND FLOOR WINDOWS IN THE REAR ELEVATIONS OF EACH PLOT TO BE HINGED AT THE BOTTOM AND FITTED WITH RESTRICTORS TO ENABLE INWARD OPENING BY 10CM ONLY; FRENCH DOORS TO PLOT 1 REPLACED BY BI-FOLD DOORS AND TO PLOT 2 WITH PATIO DOORS, AND REVISED CAR PARKING TO PROVIDE 3 CAR PARKING SPACES FOR EACH PLOT

18 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6NB

***Report By***

Graham Pretty (Ext. 2526)

***Site Description***

This application relates to a site within the urban area to the east side of Locks Heath Park Road just to the south of the junction with Summerfields where two dwellings are nearing completion as permitted by planning permissions P/13/0060/OA and P/13/0717/RM.

***Description of Proposal***

The application is to vary the approved plans broadly to alter the fenestration of the dwellings add solar thermal panels to reflect the development as built, and adjustments to the car parking.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

**Approved SPG/SPD**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/13/0060/DP/A DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO**

**DETACHED DWELLINGS (OUTLINE APPLICATION) : DETAILS PURSUANT - CONDITION 5 (MATERIALS), CONDITION 6 (HARD SURFACING), CONDITION 7 (BOUNDARIES), CONDITIONS 13 (WHEEL WASHING) AND CONDITION 15 (OPERATIVE VEHICLES & STORAGE)**

APPROVE 07/02/2014

**P/13/0717/DP/A DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA):- DETAILS PURSUANT CONDITION 2 (INTERNAL FLOOR LEVEL)**

APPROVE 07/02/2014

**P/13/0717/RM DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA)**

APPROVE 13/09/2013

**P/13/0060/OA DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (OUTLINE APPLICATION).**

APPROVE 14/03/2013

***Representations***

One letter of objection has been received on the grounds that there is no need for opening windows in the rear second floor since the developer stated that the space was for storage.

Any further representations will be reported if received.

***Planning Considerations - Key Issues***

The key considerations in this case are:

- Impact on the appearance of the dwellings in the street scene
- Impact on neighbouring properties
- Parking

Impact on the appearance of the dwellings in the street scene -

The proposed changes make no alteration to the height or scale of the approved dwellings. The main changes are the introduction of rooflights and the consequent positioning of the proposed solar thermal panels. Internally, living accommodation is now proposed within the roofspace which was previously, as approved, to be used for storage. In principle, the use of the roofspace for accommodation is not unacceptable provided that the changes ensuing from that use do not result in any material harm.

In terms of the visual impact of the proposals this is limited to the side roofplanes where rooflights and solar panels are not unusual features even in two storey properties. There is no addition to the bulk or design of the buildings which would otherwise affect the overall impact of the buildings in the streetscene. In this respect the proposals are considered to be acceptable.

Impact on neighbouring properties -

Rooflights - The rooflights on the north facing roofplanes serve only a stairwell. In the south roofplanes they serve hobby, exercise and shower rooms. Those on Plot 1 look only on to the roof of Plot 2. Those on Plot 2 look towards the existing drive to the properties to the rear and towards the rear garden of No.14, however, the windows are set at a cill height of 1.7m above internal floor level to prevent overlooking. It is considered that these windows do not result in an unacceptable loss of privacy.

Rear gable windows - These windows are in elevations already having rear bedroom windows where the garden depths are 11m and 12.7m to Plots 1 and 2 respectively. These distances are such that there would not be any objection were they to be clear and fully opening. However, the windows are obscure glazed and it is proposed to change the side hung design to bottom hung with restrictors to prevent the top from opening by more than 10cm. In all respects this is considered to be acceptable.

Parking -

As approved the dwellings are proposed to have 3 bedrooms and 2 car parking spaces are approved for each plot. Although the roofspace is not proposed to be used for bedroom accommodation it is clear that the internal access and floorspace within the roofs is such that the space could be used as additional bedroom accommodation. The applicants have submitted an amended layout plan showing 3 car parking spaces per dwelling which meets the Council's standard for dwellings of 4 bedrooms or more.

***Recommendation***

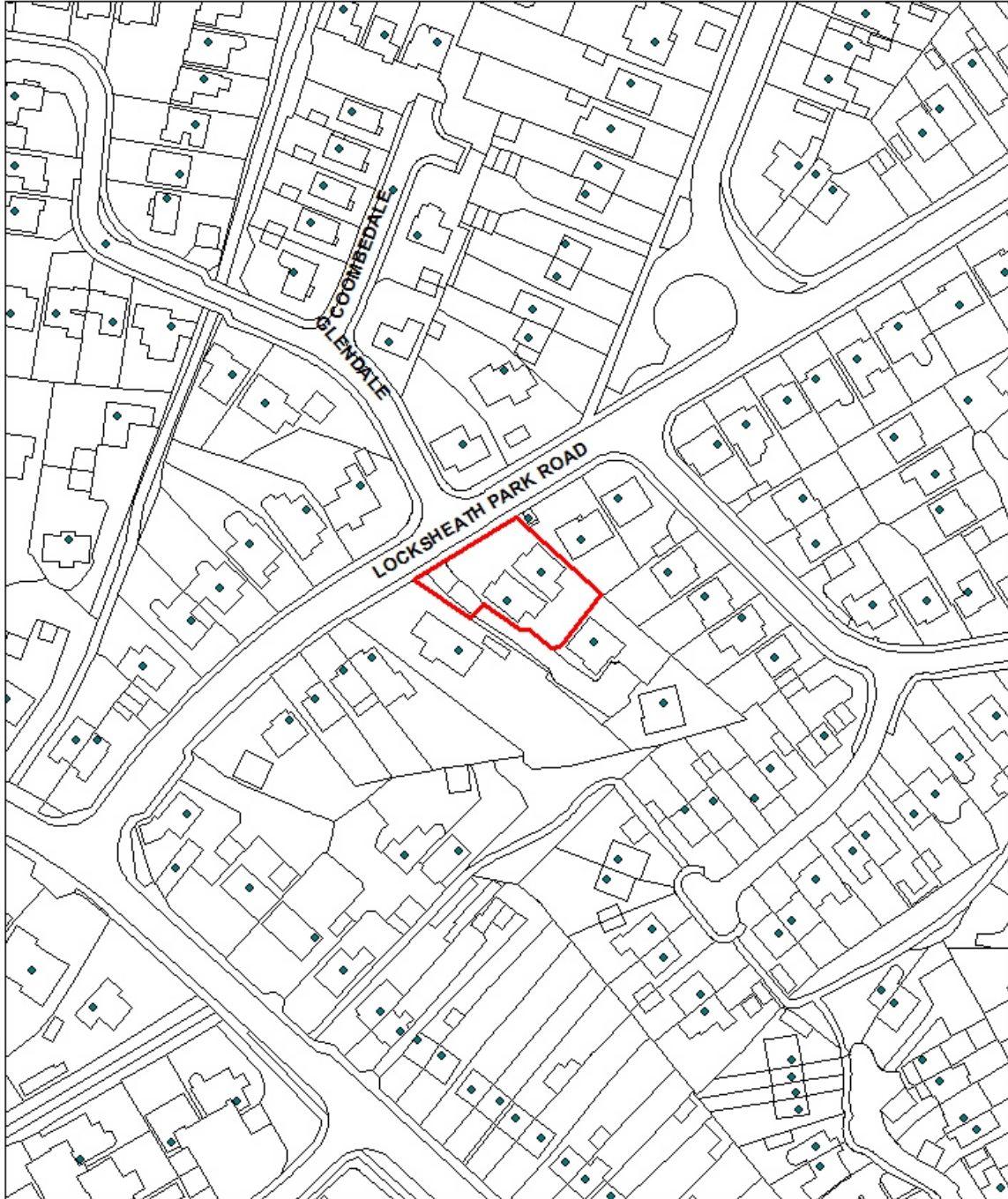
PERMISSION subject to conditions:  
in accordance with approved plans

***Background Papers***

P/13/0060/OA; P/13/0717/RM; P/14/0795/VC

# FAREHAM

## BOROUGH COUNCIL



18 LOCKS HEATH PARK ROAD  
SCALE: 1:1,250

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