

P/14/0649/FP

TRUECARE GROUP LTD

FAREHAM NORTH

AGENT: JACKSON DESIGN
ASSOCIATES

SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS

114 KILN ROAD FAREHAM HAMPSHIRE PO16 7UN

Report By

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Site Description

This application relates to a single storey residential care home situated on the northern side of Kiln Road, which is located within the urban area.

Description of Proposal

Planning permission is sought for a single storey rear extension with a staircase leading down into the rear garden. The extension would project beyond the existing rear wall by 5 metres. It would be flush with the eastern flank wall and project by 2.2 metres beyond the western wall, leaving a one metre gap between the extension and the common boundary with no. 116 Kiln Road. The extension would have maximum height of 4 metres above the ground level.

The extension would accommodate two bedrooms and a lounge and would be a part of a series of internal and external alterations to the care home. As a result of these alterations an additional bedroom for a service user will be provided.

The alterations also entail the insertion of four new windows in the eastern elevation of the building and two windows and a set of French doors with external steps in the western elevation.

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/05/1381/CU

Change of Use of Property to Residential Care Home (Class C2)

PERMISSION

23/11/2005

Representations

Two representation letters have been received from both adjacent properties objecting to the original scheme. Following the revision of the proposed development, only the

neighbour at no. 16 raised the following concerns:

- excessive development: the property has been already substantially extended, the existing extension projects further than any other neighbouring properties and is wider than the original building, the proposed extension will overshadow one third of my garden;
- visually intrusive due to its height and the changes in levels,
- overlooking, loss of privacy from proposed standing areas and new windows;
- asbestos present in the roof of the garage to be demolished.

Consultations

Director of Community (Environmental Health-Pollution) - no objection subject to conditions.
Director of Community (Environmental Health-Contamination) - no objection.
Director of Planning and Development (Highways) - no objection subject to improvements being made to the access to the site.

Planning Considerations - Key Issues

The main issue to be considered in determining this application is how the proposal may effect the living conditions of neighbours living either side of the site.

Proposed extension

Since the submission of the planning application the roof proposed over the extension has been reduced in scale.

The ridge of the roof of the proposed extension would be approximately 400mm higher than the eaves of the existing building. It would be hipped on all sides with the eaves height approximately 1 metre lower than the eaves of the original building.

Given the reduced height and bulk of the extension, Officers are of the view that there would be no material harm to the light and outlook available to the adjacent properties.

Proposed new windows and doors

Officers have carefully assessed the impact of the proposed new openings in the western and eastern elevations of the existing building. Because of the positioning of the windows, the raised internal floor level of the care home and the proximity to the party boundaries either side, these windows would provide views into the adjacent gardens harmful to the privacy of the neighbours. For that reason the windows will need to be either obscure glazed and fixed shut up to a height of 1.7 metres above internal finished floor level or changed to high level windows with a sill at the same height.

The proposed pair of French doors will need to be altered to a single door in the same approximate position as an existing external door already in the side of the building.

Subject to amended drawings showing these changes there would be no harmful effect on the privacy of the neighbours.

Highway safety

The comments of the Director of Planning and Development (Highways) have been carefully considered. Having fully assessed the proposals on site, Officers do not believe that the additional bedroom generates the need for the improvements to the existing vehicular access and car parking arrangements. On this basis Officers do not believe that

improvements are needed to the existing access.

Asbestos in existing garage to be demolished

Concerns have been raised over the potential presence of asbestos within the roof structure of the existing garage to be demolished. The planning agent has confirmed that, should the roof be found to contain asbestos, an appropriate licensed contractor will be used to ensure the hazardous materials are removed and disposed of safely.

Summary

For the reasons set out 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. Notwithstanding the representations received, conditional permission is recommended.

Recommendation

Subject to amended drawings showing:

- the windows proposed to be inserted into the western elevation of the existing building to be either obscure glazed and fixed shut up to a height of 1.7 metres above internal finished floor level or high level windows with a sill height of no less than 1.7 metres above internal finished floor level;
- the French doors proposed to be inserted into the western elevation of the existing building to be changed to a single door;

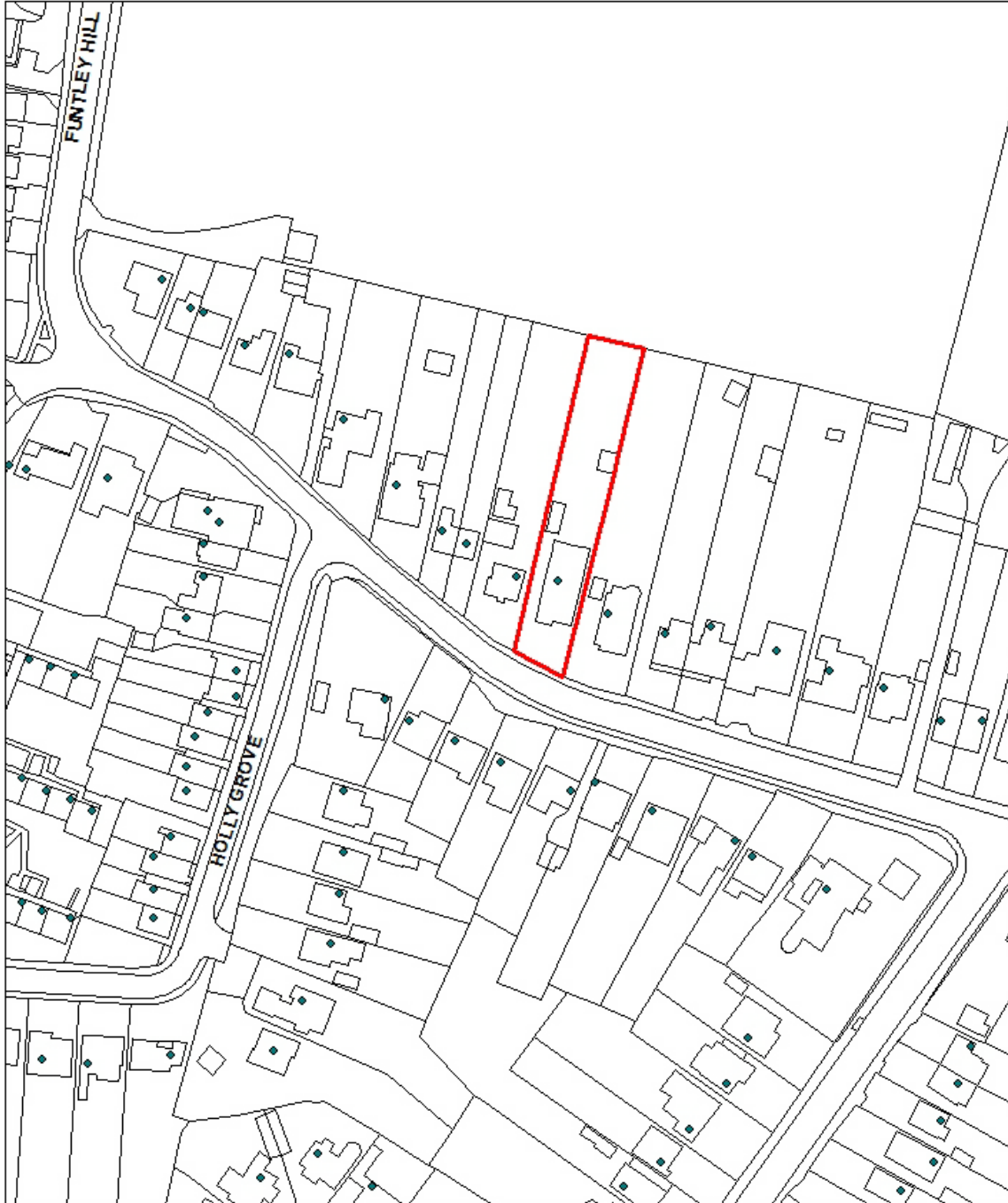
PERMISSION subject to the following conditions:

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

- obscure glaze and fix shut to a height of 1.7 metres above internal finished floor level: ensuite bathroom windows in extension, shower room, laundry room and office windows in eastern elevation of existing building;
- obscure glaze and fix shut to 1.7 metres above internal finished floor level OR high level windows with sill no less than 1.7 metres above internal finished floor level: quiet room and kitchen/dining room windows in western elevation of existing building.

FAREHAM

BOROUGH COUNCIL



114 KILN ROAD
SCALE: 1:1,250

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