

P/14/0827/FP

FAREHAM NORTH

MR MARTIN ORRELL

AGENT: MR GARY KING

SINGLE STOREY PITCHED AND FLAT ROOF CAPPED EXTENSION TO THE SIDE OF THE PROPERTY WITH NEW PITCHED ROOF TO EXISTING SINGLE STOREY STRUCTURE TO THE REAR OF THE BUILDING.

29 SOMERVELL DRIVE FAREHAM HAMPSHIRE PO16 7QL

Report By

Richard Wright (extension 4758)

Site Description

This application relates to a detached two storey house located on the southern side of Somervell Drive, a residential street within the urban area.

Description of Proposal

The house has a single storey element to part of the eastern side and rear comprising a garage, shower and WC facilities.

A path approximately 1 metre wide runs between the single storey wall and the boundary fence with the adjacent property. The proposal involves extending the width of this single storey part of the house over the path leaving a gap of around 200 mm between the new flank wall and the boundary to allow for any roof overhang and rainwater goods.

The single storey part would also be brought forward level with the front of the main part of the house and the whole single storey element would be given a new pitched roof.

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 objection has been received from the neighbour at 27 Somervell Drive who is concerned that the proposal will lead to a loss of light to their dining room.

Planning Considerations - Key Issues

The planning considerations to be taken into account are:

the effect on the appearance of the house and the character of the street; and

the effect on the living conditions of neighbours (principally the neighbour living adjacent at 27 Somervell Drive).

a) Effect on the appearance of the house and the character of the street

The proposed extension would be built from materials matching the rest of the house. Its scale is modest, whilst the design is in keeping with the style of the house and the surrounding area. The new pitched roof would be an improvement on the visual appearance of the existing flat roof.

b) Effect on the living conditions of the neighbours at 27 Somervell Drive

The adjacent property to the east, 27 Somervell Drive, has a large obscure glazed window at ground floor level in the western side of the house. The window serves the dining area of a large lounge/diner within the front part of the house.

The window currently faces out onto the side of the existing garage wall at no. 29 between which is a 1.2 metre wide pathway on the neighbour's side, a boundary fence and the 1 metre wide pathway on the application site. The proposed extension would reduce this distance so that there would be around 1.4 metres between the flank wall of the extension and the neighbour's window.

The case officer has carefully considered the effect on light into the lounge/diner at no. 27. The room benefits from large windows to the front of the dwelling, albeit with a northerly aspect, which provide the room with its principal source of light and outlook. There are obscure glazed panels between the hallway and dining area affording this part of the house with some borrowed light also.

Light to the obscure glazed window is, in the opinion of the case officer, already restricted by the single storey elevation of no. 29. The effect on light from bringing this flank elevation closer to the dining room window compared with that of the new roof and front element is not likely to be significantly different. Officers do not believe that light to the room as a whole would be unacceptably reduced.

To the rear of 27 Somervell Drive is a conservatory which extends alongside the rear section of the single storey part of no. 29. The conservatory is glazed on all three external elevations and at the time of the case officer's site visit the roof had been covered on the inside. The extension proposed along with the new pitched roof would not materially harm the light to or outlook from this conservatory.

c) Summary

The proposal is acceptable in that it would not be harmful to the appearance of the house or the character of the street. There would be no material harmful effect on the living conditions of the neighbours living adjacent to the property.

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

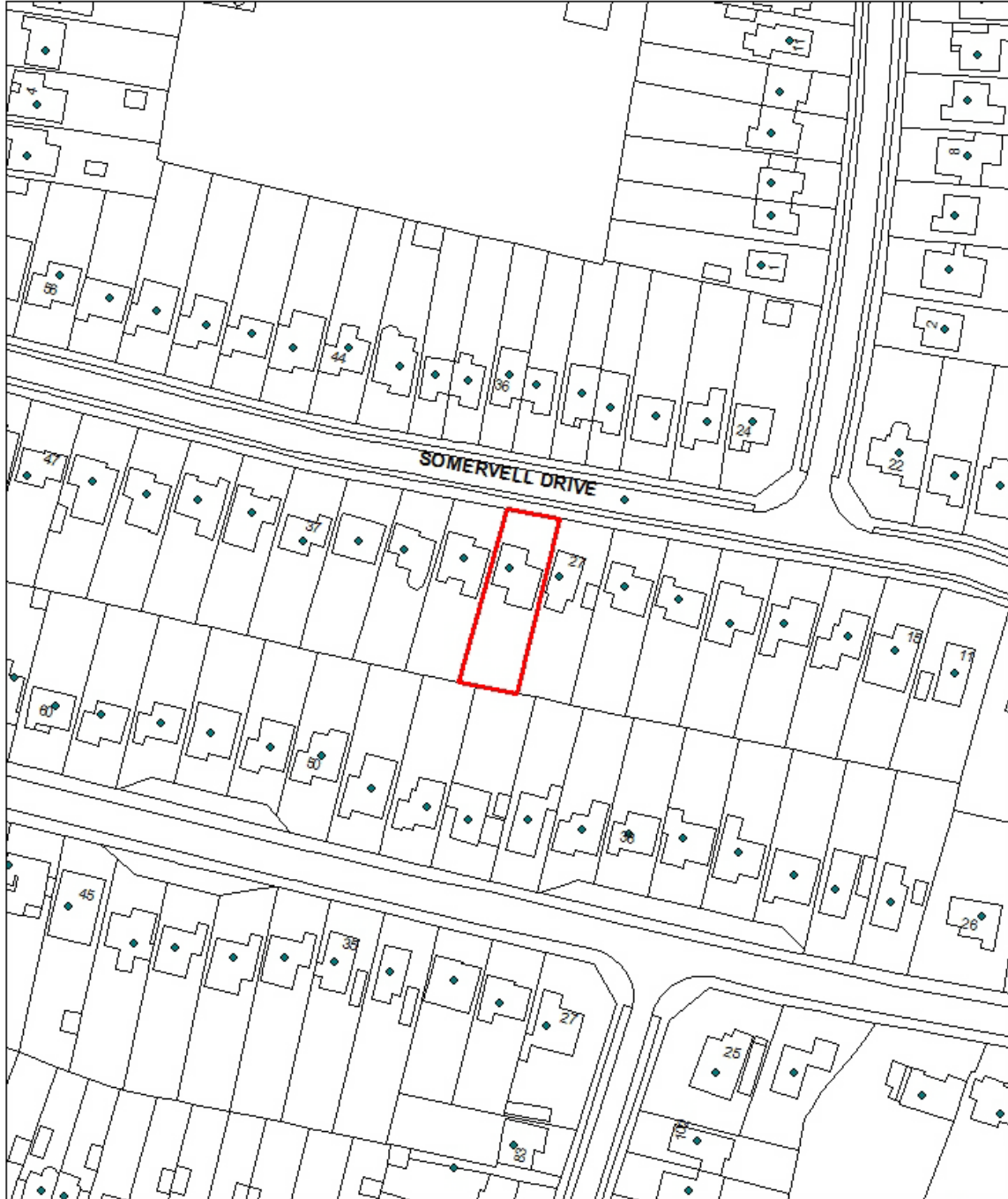
Recommendation

PERMISSION; Development to commence within three years; development to be carried out in accordance with approved details

Background Papers

FAREHAM

BOROUGH COUNCIL



29 SOMERVELL DRIVE
SCALE: 1:1,250

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