

P/14/0676/FP

PORTCHESTER WEST

MR MICHAEL WILLIAMS

AGENT: GBS DESIGNS

REPLACE REAR CONSERVATORY WITH REAR EXTENSION AND LOFT
CONVERSION INVOLVING RAISED GABLE END AND DORMERS TO FRONT & REAR

50 HATHERLEY CRESCENT FAREHAM HAMPSHIRE PO16 9DF

Report By

Arleta Miszewska ext. 4666

Site Description

The application relates to a semi-detached dwelling located on the eastern side of Hatherley Crescent, which is a residential street located within the urban area.

Description of Proposal

Planning permission is sought for:

a single storey rear extension;
building the existing hip end to a gable end; and
two dormer windows, one at the front and one at rear.

The extension would extend beyond the rear wall of the original dwelling by 6 metres and would have a subtly sloping roof with a maximum height of 2.8 metres above ground level. The extension would accommodate a kitchen-diner.

The proposed dormer windows would partially sit within the altered roof and would accommodate two bedrooms and a shower room.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Representations

One letter of objection have been received from 19 Cornaway Lane raising the following concerns:

- loss of privacy to garden, conservatory and bathroom;

Planning Considerations - Key Issues

The other half of the semi-detached property has previously been extended by a rear extension and a conservatory. The proposed extension would not project further than these additions. The proposed rear extension would not be materially harmful to the outlook

available from or the light available to the neighbouring properties.

Concerns have been raised that the proposed rear dormer window would reduce the privacy of the 19 Cornaway Lane which is located to the east of the application site. That property benefits from a conservatory and a living room to the rear.

The proposed rear dormer window would have three windows: one serving a landing, one obscure glazed serving a shower room and one clear glazed serving a bedroom. The dormer would be located over 16 metres away from the rear boundary and over 26 metres away from the conservatory of the property mentioned above. This is in excess of the normal minimum requirements set out in the Council's approved Extension Design Guide and therefore Officers conclude that the dormer window is acceptable, in terms of privacy.

From Hatherley Cresecent the bungalow would be altered by building the hip end up to a gable end and constructing a flat roofed front dormer.

The creation of the gable end build up would slightly unbalance the appearance of these semi-detached properties. The existing ridge line is already quite long however and therefore Officers do not believe that the unbalancing effect would be so great as to warrant refusing the planning application.

The flat roofed front dormer window is relatively modest in scale. The limited height of the bungalow roof means that it would be very difficult to install a dormer other than one with a flat roof. The other half of the semi detached bungalow already has flat roofed dormer to the front in a similar position and of a similar width to that now proposed.

In the opinion of Officers the flat roofed dormer now proposed at the application site would assist in giving a more balanced appearance to the front of these semi-detached bungalows.

Notwithstanding the objection received, Officers consider that the proposals accord with the policies of the adopted and emerging Local Plan and that planning permission should be granted subject to conditions.

Recommendation

PERMISSION; Development to commence within 3 years;in accordance with approved plans, materials matching existing bungalow

FAREHAM

BOROUGH COUNCIL



50 HATHERLEY CRESCENT
SCALE: 1:1,250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014

