

P/14/0762/FP

HILL HEAD

MR & MRS STOCKTON-CHALK

AGENT: PLUM ARCHITECTS LTD

SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND ATTIC CONVERSION

1 FARM EDGE ROAD FAREHAM HAMPSHIRE PO14 2BU

Report By

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Site Description

This application relates to a detached single storey bungalow situated on the north-east side of Farm Edge Road just to the south of the junction with Moody Road.

Farm Edge Road is a cul-de-sac consisting of detached and semi-detached bungalows some of which have previously had roof alterations including dormer windows. The existing application property is one of the smallest properties in the road.

The properties immediately to the north fronting Moody Road have accommodation within their roofspace and are approaching two storey in scale.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the following works:

an extension to the northern side of the bungalow running from the existing front wall to the back;

a small extension in the south western corner 'squaring off' the bungalow;

a new pitched roof of increased height across the whole bungalow as extended. The new roof contains three dormer windows to the front and two at the rear.

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/14/0343/FP

**SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND
ATTIC CONVERSION**

REFUSE

28/05/2014

Representations

Six letters of representation have been received objecting on the following grounds:-

- i. Out of character
- ii. Overbearing , a huge mass and bulky
- iii. An unsympathetic addition
- iv. Loss of light to neighbouring property
- iv. Parking concerns
- v. Loss of view and privacy

Planning Considerations - Key Issues

A previous application was recently refused for extensions and roof alterations at this property. The reasons for refusal related to the fact that the alterations would have harmed the outlook and privacy of the neighbouring properties to the rear of the site, and appearance of the street.

The main issues to be considered in this case are the effect on the light, outlook and privacy of neighbouring properties and the effect on the appearance of the street.

The application site is located on a bend in the road. It has three neighbours in Moody Road bordering the northern boundary of the site with rear gardens abutting the application site. A further neighbour to the south in Farm Edge Road has a side to side relationship with the application property.

Two of the properties to the rear are chalet style dwellings with the third being a single storey bungalow directly to the rear. The three properties to the rear have small rear gardens (with approximate depths in the range of 6 to 8 metres).

This current application has reduced the height of the proposed building by 1.1 metres from that previously refused. This would still result in the existing dwelling being provided with a much larger area of roof, approximately 1.3 metres higher than that which exists at present. The overall height of the extended bungalow would be 5.8 metres.

Officers acknowledge that the extensions proposed would represent a marked increase in the size of the bungalow and would in turn substantially alter its appearance. Such a change in itself however is not grounds to refuse a planning application and Officers have carefully assessed the impact of the revised scheme from public areas and neighbouring properties.

In character terms Farm Edge Road consists of various designs of bungalows some of which have had previous roof alterations. At the junction of Farm Edge Road and Moody Road there are a couple of chalet style dwellings approaching two storey in scale.

Whilst the proposed bungalow would be taller than the majority of its neighbours in Farm Edge Road it would be lower than the immediate neighbours to the north in Moody Road.

The new roof would contain three dormers with pitched roofs to the front with two flat roofed dormers to the rear. The size and design of the dormers are considered acceptable for the size of the proposed roof.

In conclusion Officers acknowledge that the extensions would result in marked changes to the appearance of this bungalow. The resultant building however would result in a different design of chalet bungalow in an area characterised by buildings of different sizes and

designs. In the view of Officers the introduction of a further design would not materially harm the character of the area.

In terms of outlook, light and privacy, the most affected properties are 74-78 Moody Road.

Taking outlook first, all three properties will look out across rear gardens including the rear garden of the application site. The flank wall of the extended bungalow will be the most noticeable element from the rear of 74 Moody Road. The gable wall is set of the party boundary and further separated from number 74 by the garage serving that property.

The increased height of the bungalow means that the roof of the extended building in particular will be more noticeable from these properties. Officers do not however that the scale of the extended building is so great as to be overbearing upon these neighbouring properties nor materially harmful to their outlook.

In terms of light, Officers accept that at varying points of the afternoon each of the three neighbouring properties in Moody Road is likely to experience some loss of sunlight of differing degrees depending on the time of the year. In light of the design and separation from those neighbouring properties however, Officers do not consider the potential loss of light to be so great as to warrant the refusal of planning permission.

The previous scheme was refused for reasons including the overlooking of neighbouring properties and the resultant loss of privacy. The amended scheme involves changes to the internal layout as well. These changes include the fact that two bedrooms are proposed within the roofspace running from front to back. As a result each bedroom is served by both a dormer window in the front roof slope and a dormer window to the rear. In these circumstances it would be appropriate to condition the windows in the rear facing dormer windows to require that they are obscure glazed and fixed shut to a height of not less than 1.7 metres above internal finished floor level. This would safeguard the privacy of those properties in Moddy Road.

Other issues

Concern has also been raised at the amount of car parking available to serve the extended property. Three bedrooms are proposed which would normally require two car parking spaces. A driveway and garage presently exist and would be retained. The applicants also currently park on part of the front garden which demonstrates that more than two car parking spaces can be provided. Officers believe that there is adequate provision for car parking at the site.

Summary

Officers have carefully assessed the proposal from the public viewpoints and neighbouring properties.

The changes to the size and design of the bungalow are not judged to be harmful to the character of the area.

The extensions to the building would increase its visibility when viewed from neighbouring properties. Officers have assessed the affects of these changes and do not believed the works would materially harm the outlook, light or privacy of neighbouring properties.

Officers consider the proposal is acceptable and complies with the adopted Core Strategy and Local Plan Part 2: Development Sites and Policies.

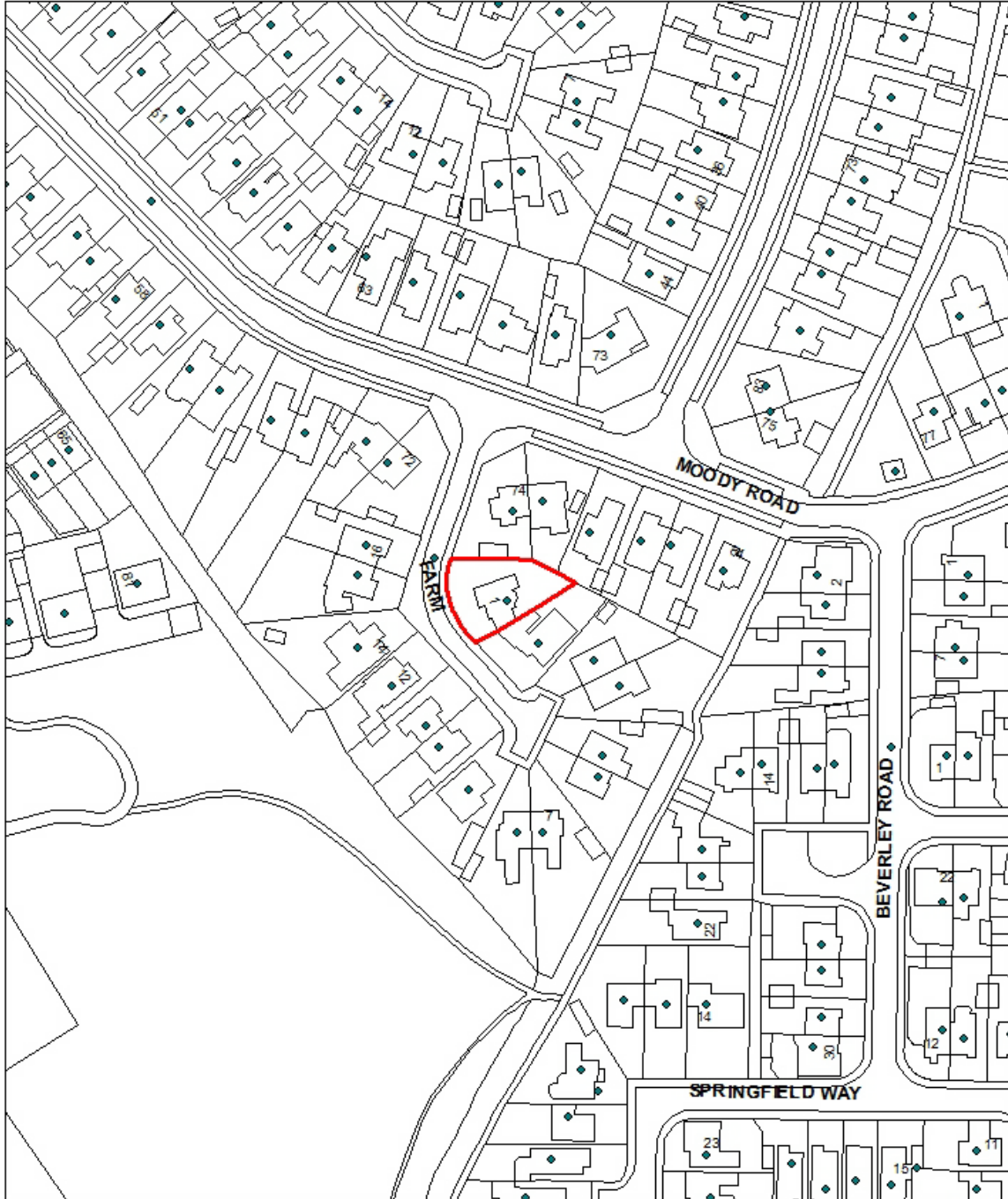
Subject to the imposition of appropriate conditions Officers believe that planning permission should be granted.

Recommendation

PERMISSION: Development to commence within three years ;in accordance with approved drawings; Rear dormer windows shall have obscure glass and be fixed shut up to 1.7 from the internal floor level.

FAREHAM

BOROUGH COUNCIL



1 FARM EDGE ROAD
SCALE: 1:1,250

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