

**P/14/0606/FP**

MR & MRS S GOLDSTONE

**PORTCHESTER EAST**

AGENT: MR & MRS S  
GOLDSTONE

PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH HIP TO GABLE BUILD-UP AND FRONT DORMERS.

35 GROVE AVENUE FAREHAM HAMPSHIRE PO16 9EZ

***Report By***

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***Introduction***

Members will recall this planning application was reported to the Planning Committee on 27 August 2014. The application property and its adjoining neighbour share a hipped roof feature to the front roof plane above the existing front bay windows. In order to facilitate the proposed two front dormer windows, this feature will have to be removed. The plans as originally submitted showed a new roof feature above the neighbour's bay window, on which the neighbour raised concerns. Furthermore these works would not be within the control of the applicant as they fall outside of the application site. As a result, Members resolved to grant planning permission subject to the submission of an accurate proposed front elevation plan.

Amended plans were received showing half the hipped roof feature removed, and the neighbours were notified of this change. The neighbour contacted officers advising that they preferred the design shown on the original plans.

Officers facilitated a meeting between the applicant and the neighbour and the applicant indicated he would be prepared to carry out the works on the neighbour's roof as originally shown. These works can be carried out under normal householder permitted development rights. The submitted drawings however show just the removal of the section of roof on the applicant's property, as these works are entirely within their control.

***Site Description***

The application relates to a single storey semi-detached dwelling located on the eastern side of Grove Avenue, which is a residential street in Portchester East.

The property benefits from a side dormer window and a conservatory at the back.

***Description of Proposal***

Planning permission is sought for:

- a roof extension to build up the hipped roof to form a barn hip,
- two pitched roof front dormers,
- a rear extension measuring 4 metres in depth with a ridge height of 6.3 metres and accommodation within the roofspace.

***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***

Following the submission of the revised plan on 8 October 2014 one letter of representation has been received from the adjoining semi-detached dwelling at no. 37 Grove Avenue stating that the proposed design would not be sympathetic to the appearance of the dwellings and that the previous design would be preferable, subject to the roof triangle feature being symmetrical with the bay window below.

### ***Planning Considerations - Key Issues***

The application site lies within the urban area where sustainable development is supported in principle, subject to no adverse impact on residential amenities of adjacent neighbours and the character and appearance of the local area.

Following discussions between the applicant and the neighbours, an agreement has been reached between them to alter the roof feature to 37 Grove Avenue as per the neighbours' preference. These works do not require planning permission. Therefore, the proposal under consideration includes only works to the front roof slope of 35 Grove Avenue, which would result in the removal of the roof feature only within the application site.

Previously concerns were raised over the impact of the rear additions on the amount of light currently received at no. 37 Grove Avenue. The proposed rear extension would project from the original rear wall by 4 metres. Over the first 2.7 metres closest to the main dwelling the roof would be pitched with a cropped gable end and its maximum height would be the same as the height of the main dwelling. The eaves height would be 3.7 metres above the ground level. The remaining 1.3 metres of the extension would have a sloping roof of maximum height at 3.5 metres and eaves height at 2.4 metres above the ground level.

The adjacent property benefits from a rear dormer window and a rear conservatory. The dormer window has two windows. The window closest to the application site serves a bedroom. The conservatory is a similar size to the one currently at the application site, approximately 1.9 metres deep. Taking into account the orientation of the site, the projection of the extension, the design of the roof and the existing additions to the adjacent property, officers conclude that the proposed development would not cause a demonstrable harm to the adjacent property, in terms of loss of light, outlook or privacy.

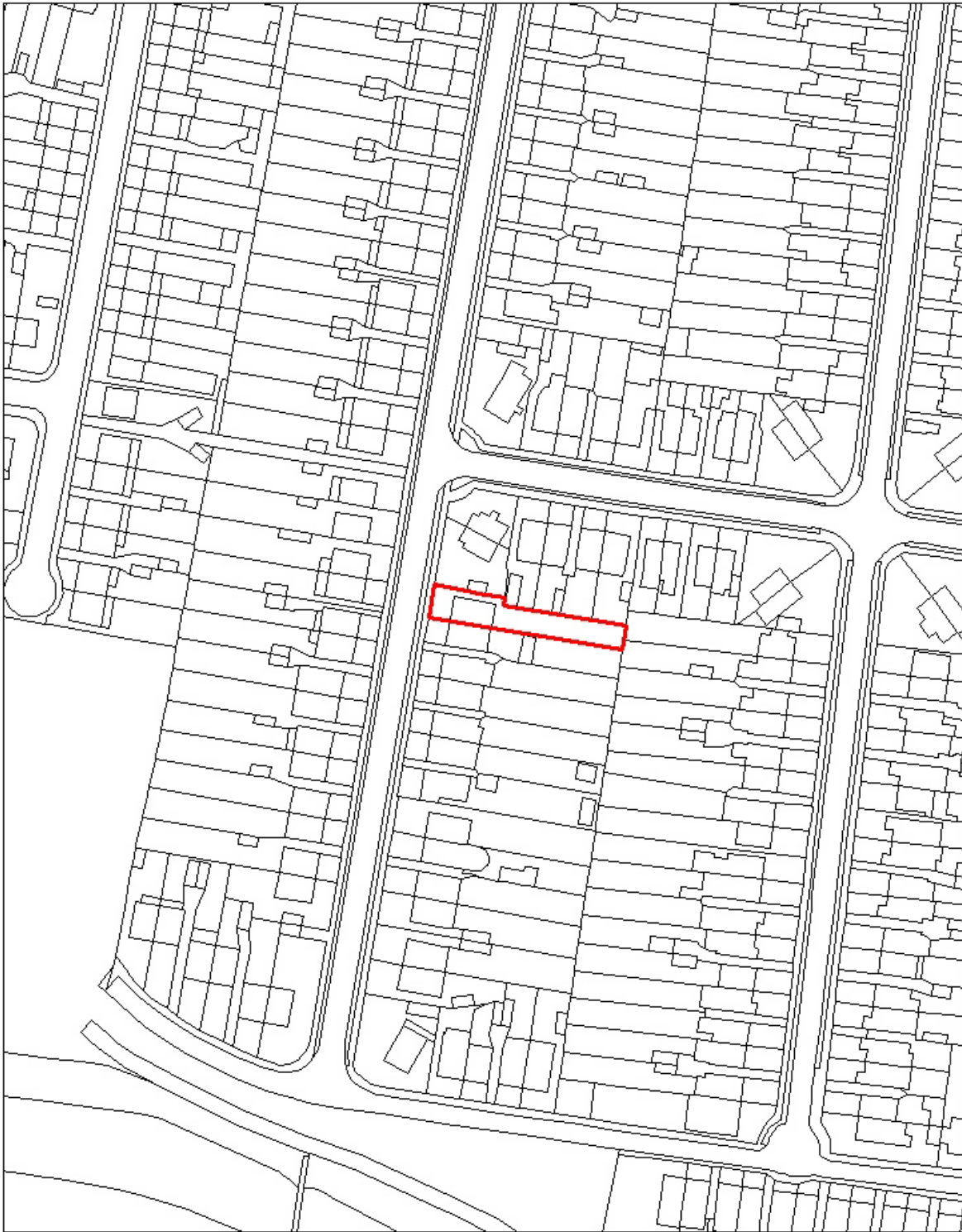
For the reasons given above, it is considered that the revised application accords with the Local Development Plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

### ***Recommendation***

PERMISSION: Development to commence within three years , in accordance with approved plans, materials matching existing

# FAREHAM

BOROUGH COUNCIL



35 Grove Avenue  
Scale 1:1,250



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