

P/14/0912/FP

MR & MRS SMITH

HILL HEAD

AGENT: ROSENTHAL DESIGN
SERVICES LTD

TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE & REAR EXTENSION,
PITCHED ROOF TO GARAGE AND FRONT PORCH

18 OSBORNE VIEW ROAD FAREHAM PO14 3JN

Report By

Jenna Turner x 4363

Site Description

The application site comprises a two-storey, detached dwelling. Osborne View Road is a residential street with a varied character which includes detached and semi-detached houses, bungalows and chalet-bungalows. The application property is neighboured by a single-storey dwelling to the north and a two-storey dwelling to the south. The rear garden of the property is slightly shorter than is typical and appears to have been partitioned off in the past to provide garden for Bramble Close, to the rear of the site. The site lies within the settlement boundary of Hill Head.

Description of Proposal

The application proposes extensions to the front, side and rear of the property. To the front, the application proposes a pitched roof to an existing flat roof garage and to increase the width of the garage by just over 1 metre to provide an entrance porch. To the rear of the garage, a single-storey side extension is proposed which would connect to the proposed extensions at the rear of the property. The rear extension is part single and part two-storey and would project 3 metres from the original rear wall of the property.

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

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/04/1041/FP

Erection of Single Storey/Two Storey Side and Front Extension.

REFUSE

13/09/2004

Representations

Two letters of objection have been received. One, from the bungalow to the north of the site; 20 Osborne View Road and also from 3 Bramble Close, whose garden abuts the rear

boundary of the application property. The following is a summary of the points raised:

- The 2-storey rear extension would result in increased overlooking of the Bramble Close Garden and a loss of privacy of the occupiers of this property.
- The rear extension would reduce the light to a bedroom window on the south side of the neighbouring bungalow at 20 Osborne View Road.

Planning Considerations - Key Issues

The key issues for consideration are the impact of the proposal on the character of the area and on the amenities of adjoining neighbours, having regard to the planning history of the site.

Impact on character of the area

The previous application for this property (reference P/04/1041/FP listed above) was refused, and a subsequent appeal dismissed, for the impact on the character of the area. The previous application, however, proposed a front extension which was significantly larger than that currently proposed. The current proposed alterations to the garage would result in a form and design that is more sympathetic to the dwelling than currently exists and when compared to the previously refused application.

The proposed side and rear extensions would not be readily visible from public vantage points and so would not have a significant impact on the character of the area. That said, the additions are considered to have a positive appearance and are in keeping with the site and surrounding area. Furthermore, an appreciable amount of rear and front garden space would remain to ensure that the site does not appear over-developed.

Impact on neighbouring properties

The key consideration in this respect is the impact of the rear extensions on the amenities of the adjoining neighbours. The neighbouring bungalow to the north of the site has three windows in the south-side elevation, facing the application site; two windows serve bedrooms and one window serves a lounge. These windows look out onto a 1.8 metre high fence at very close range and do not currently enjoy a good outlook.

In particular, one window, which serves a bedroom, would directly face towards the proposed extension. The proposed extension would, therefore, have some impact on the closest bedroom window, although this needs to be carefully considered in terms of the design of the extension and the characteristics on site.

The affected bedroom window looks out onto an existing 1.8 metre high boundary fence. The proposed extension is designed with a 2.4 metre eaves height and a roof which pitches away from the boundary with the neighbouring property. This reduces the bulk and massing of the single-storey element when viewed from the neighbouring window.

The two-storey element is set away from the boundary with the neighbouring bungalow, providing 5 metres separation between the neighbouring window and the proposed two-storey element. The two-storey extension would have a 6 metre ridge height, which is lower than the ridge of the main house. The proposed extensions would also be finished in a light-colour render which would provide some reflective light to the neighbouring property.

On balance, it is considered that the proposal has been sensitively designed to minimise the impact on the neighbouring bungalow and the proposal is therefore considered to be acceptable in this respect.

There is an existing degree of over-looking between the first-floor windows in the application property and the living-room windows in the side elevation of the neighbouring bungalow. The positioning of the two-storey extension would reduce over-looking to the first of the living-room windows, as only oblique views would be achieved, although it would enable some over-looking with the second living-room window. Overall, it is not considered that this would be significantly worse than the situation that already exists. That said, the applicants have been requested to consider the provision of a partially obscured panel to the first-floor bedroom window, to offer some betterment of the situation. Members will be provided with an update on this at the Committee meeting.

The proposed single-storey extension would project only marginally further to the rear of the site than the single-storey addition to the rear of 16 Osborne View Road. There is also sufficient separation between the two-storey element and this neighbour to ensure no harmful impact would occur.

The proposed extension would be over 17 metres from the rear boundary of the site with no. 3 Bramble Close. This is considered to be sufficient to ensure that no harmful overlooking would occur.

Recommendation

PERMISSION

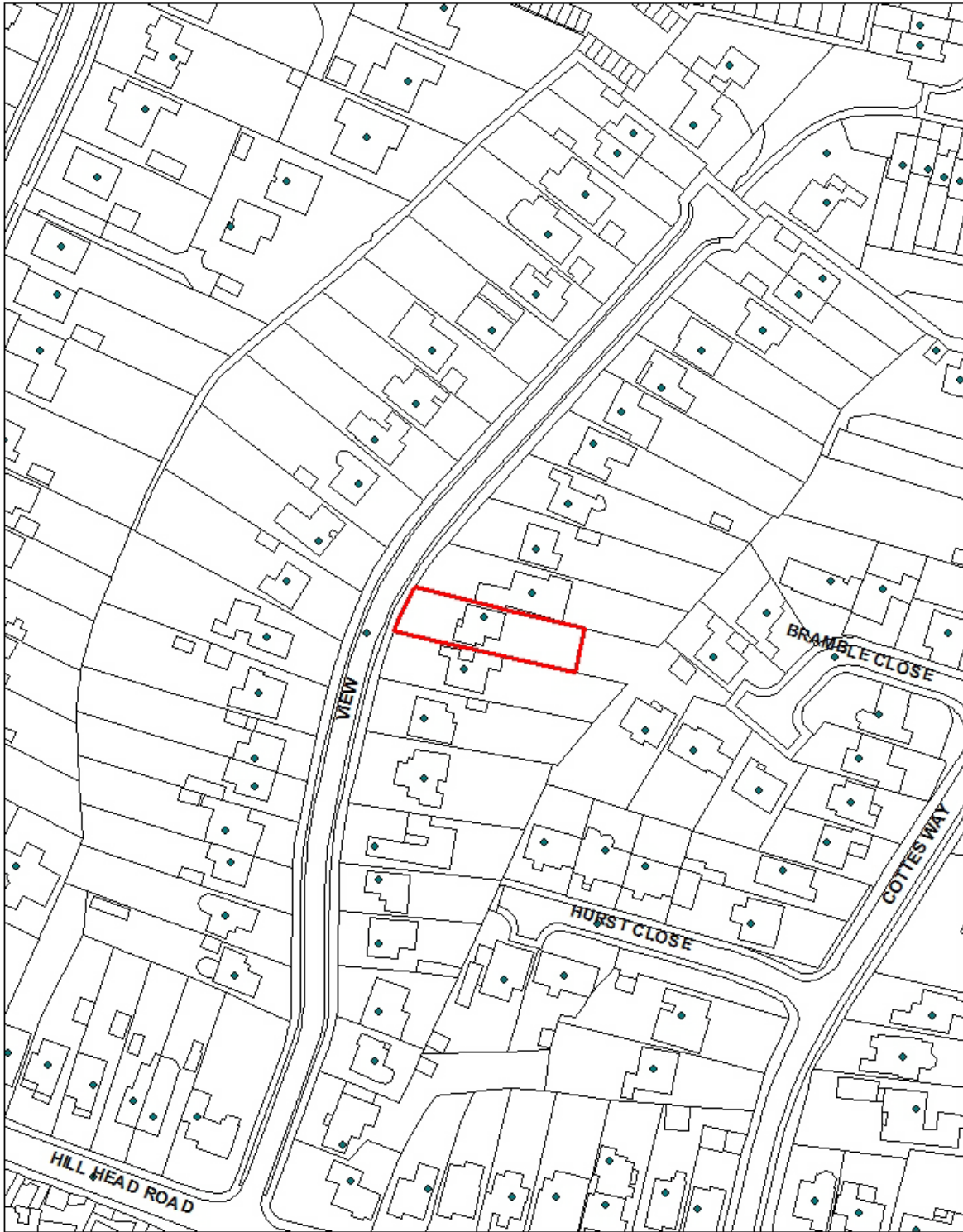
1)Development to commence within 3 years; 2) Development in accordance with approved plans; 3)Materials in accordance with details and; 4)No windows to side elevations.

Background Papers

P/14/0912/FP

FAREHAM

BOROUGH COUNCIL



18 Osborne View Road
Scale 1:1,250



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