

**P/14/1010/FP**

**PARK GATE**

MR TONY PALMER

AGENT: MR TONY PALMER

PROPOSED TWO AND SINGLE STOREY EXTENSIONS TO REAR AND SIDE, AND ENLARGEMENT OF EXISTING GARAGE

30 EASTBROOK CLOSE PARK GATE SOUTHAMPTON SO31 7AW

***Report By***

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***Site Description***

The application relates to a two storey semi-detached dwelling located on the corner of Eastbrook Close and Beacon Way, which is a residential area in Park Gate. The property fronts Eastbrook Close, unlike the other semi-detached dwelling which fronts Beacon Way.

The property benefits from a 13 metres long rear garden that accommodates a detached garage within its south-western corner, accessed via a raised access running off Eastbrook Close. The access itself is approximately 6 metres long.

The site is within the urban area.

***Description of Proposal***

The application seeks planning permission for:

i) Two storey rear extension

The proposed two storey extension would be flush with the existing side wall fronting Eastbrook Close and would be 3 metres wide. It would have a pitched roof of maximum height of 6.3 metres and eaves height at 5.3 metres above ground level. The extension would project from the existing rear wall by 3 metres and would accommodate a sitting room on the ground floor and a bedroom on the first floor served by a separate WC. The extension would have patio doors on the ground floor and two windows on the first floor. There would be an additional window inserted on the ground floor facing Eastbrook Close. The extension would be sited 3 metres off the common boundary with the adjoining property.

ii) Single storey front extension

This extension facing Eastbrook Close would be an enlargement of the existing porch to accommodate a separate shower and a toilet room. It would be 3.5 metres high and would have a pitched roof.

iii) Enlargement of existing garage

The enlarged garage would be 4 metres high and would have a pitched roof. It would provide space for one car.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

## **Fareham Borough Local Plan Review**

EXTDG - Extension Design Guide (1993)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

## **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:

<b><u>P/97/0949/FP</u></b>	<b>ERECTION OF FENCE</b>	
	PERMISSION	03/11/1997

<b><u>P/97/0503/FP</u></b>	<b>ERECTION OF SIDE FENCING TO REAR GARDEN</b>	
	REFUSE	01/07/1997

## ***Representations***

Five letters of objection have been received raising the following concerns:

- The extensions will be out of keeping with the area, altering the character of the area;
- The size of the extensions are out of proportion with the land/garden surrounding it, over-development;
- The proposal would have an adverse impact on car parking provision;
- The extensions create the potential for multiple occupation that will impact on the car parking provision and character of the area;
- Two storey extension will block the light to the adjacent properties and their gardens;
- The extension will result in overlooking and loss of privacy;
- The extensions would be overbearing;
- Noise;
- An attempt to convert the property into three separate units;
- If the property is rented out, the character of the area will change;
- Will change the view from my house.

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

Two storey rear extension

In terms of the effect on the character and appearance of the area, the adopted Extension Design Guide requires extensions to reflect the shape, size and style of the main house. It also requires extensions not to dominate the existing building in shape and size. The pitch of the extension would be lower than the pitch of the existing house by 1 metre and the eaves height would match the eaves height of the existing dwelling. The proposed roof form would be sympathetic to the existing property and massing of the extension is relatively modest to ensure that the extension would not dominate the appearance of the dwelling. Therefore, it is clear that the proposed two storey extension follows the Council's guidance and thus is considered to be acceptable.

As to the impact on adjacent properties, the extension would be located to the east of the adjoining property and would be set away from the boundary by 3 metres. The windows

closest to the application site within the neighbouring property serve a kitchen on the ground floor and a bathroom on the first floor. Given this, officers are satisfied that the proposed extension would have no detrimental impact on this adjacent property in terms of loss of light and outlook. Furthermore, as there would be no windows directly facing this property, it is not considered that there would be a loss of privacy.

The neighbouring property at no. 29 Eastbrook Close has no windows facing the application site. This, together with the separation distance and the location of the two garages would mitigate any harmful impacts on the residential amenities of these neighbours.

#### Single storey front extension

The extension, due to its modest size and sympathetic shape and design would be in keeping with the host dwelling and would not have a significant impact on the appearance of the street-scene. The new window would serve a shower room/toilet and therefore it can be conditioned to be obscure glazed. The position of the extension, on the corner, would ensure that this addition would not have a notable impact on the living conditions of the neighbouring occupiers.

#### Garage

Given that it would be adjacent to the garage of no. 29 Eastbrook Close, officers are satisfied it would have no material harm to the level of outlook and light this property currently benefits from. There would be some additional enclosure to the rear garden of 22 Beacon Way but since the majority of the neighbouring garden would be unaffected and the structure is single-storey, the impact is not considered to be unduly harmful.

#### Car parking provision

The extensions would result in the increase of one bedroom from three to four, therefore three off-road car parking spaces would be required. Given the size of the front garden and the existing space at the front of the garage, officers are satisfied that these requirements can be met.

#### Other matters

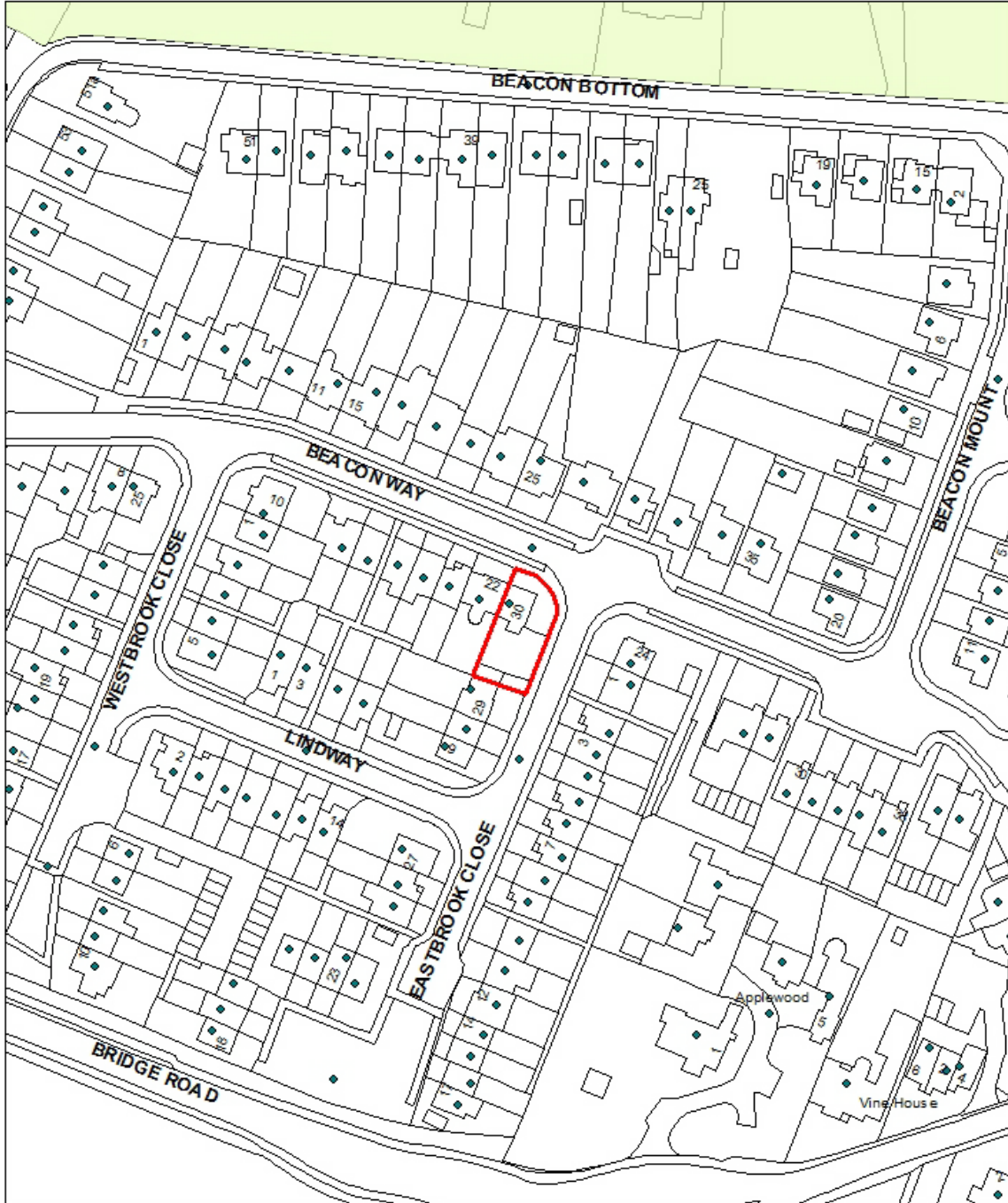
Whilst the concerns of the neighbours over the potential subdivision of the property into smaller units or conversion into a house in multiple occupation are acknowledged, this is not a part of this proposal and cannot be considered. Such changes would require a further planning application and if it was the applicant's intention to submit an application for such a proposal, then the impacts would be assessed at that time. The proposed extension would leave over 80sq.m of private and usable garden space to serve the property. This is comparable with other properties in the area and is sufficient to ensure that the plot does not appear over-developed.

#### ***Recommendation***

PERMISSION subject to conditions: Development to commence in 3 years; development in accordance with approved plans; materials to match, three car parking spaces to be provided on-site)

# FAREHAM

## BOROUGH COUNCIL



30 EASTBROOK CLOSE  
SCALE: 1:1,250

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