

P/14/1030/FP

HILL HEAD

MR SIMON WILLOUGHBY

AGENT: MR DAVID JAMES

PROPOSED TWO STOREY FRONT EXTENSION, PITCHED ROOF OVER EXISTING GARAGE AND A WINDOW TO STUDY ROOM

27 COTTES WAY HILL HEAD

Report By

Arleta Miszewska - Direct dial 01329 824666

Site Description

This application relates to a two storey semi-detached property located on the western side of Cottes Way, which is a residential street in Hill Head.

The property benefits from an integral front garage, that adjoins the neighbouring utility room and porch, and an ample front garden.

Description of Proposal

Planning permission is sought for a part single storey and part two storey front extension.

The extension would be flush with the existing side wall of the house and would be 3.85 metres wide. The ground floor element would project from the front wall by 6 metres and the first floor element by 4 metres. The extension would have a hipped roof with a pitch at 6.3 metres above the ground and eaves height at 4.8 metres above the ground. It would accommodate a games room on the ground floor and a bedroom on the first floor.

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)

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

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/11/0933/FP

ERECTION OF SINGLE STOREY REAR EXTENSION

APPROVE

13/02/2012

Representations

One letter of objection has been received from the other semi-detached pair raising the following concerns:

- out of character with the area,
- overshadowing,
- overlooking,
- loss of light,
- loss of view from bedroom.

Planning Considerations - Key Issues

Impact on the light, outlook and privacy of the adjacent neighbours

The extension would be located to the south of the other semi-detached pair and would be set away from the common boundary by 2.3 metres. The neighbouring property benefits from a front utility room at ground floor, therefore the extension would have no material impact on this part of the property. The first floor window which is closest to the boundary serves a bedroom. Currently, the window provides a clear view of the surrounding area. The proposed extension would be visible from this window when looking toward the south-east, however, being located 2.3 metres away from the boundary, officers consider it would not restrict the outlook from the window to justify refusing the application.

As to the loss of light, the extension would be located to the south east of the bedroom window. This window benefits from a morning light only. The separation distance between the window and the proposed extension together with the extension projection and roof design would not result in a detrimental loss of light to this bedroom window. In addition, the extension does not breach the 45 degree rule of thumb referred to in the Council's adopted Residential Design Guide.

Finally, there would be no windows directly facing the neighbouring garden or the window, therefore officers are not concerned over loss of privacy.

Taking into account all of the above, it is considered that the extension would not have a detrimental impact on the living conditions of these neighbours to an extent justifying refusal.

As to design considerations and impacts on the appearance of the streetscene, the extension would be lower than the existing property and the roof design would reflect the existing roof. Because the property is set away from the street, the extension, despite its generous projection, would not feel too close to the street. In addition, front extensions exist in the area.

For the reasons set out above, officers conclude that the extension would not have a detrimental impact on the appearance of the area to extent justifying refusal.

As to car parking provision, the extension would provide a fourth bedroom and therefore three car parking spaces should be provided within the site. The front garden is ample enough to accommodate this requirement. A condition is therefore recommended to ensure that three car parking spaces are available on site at all times.

In conclusion, officers consider that the application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

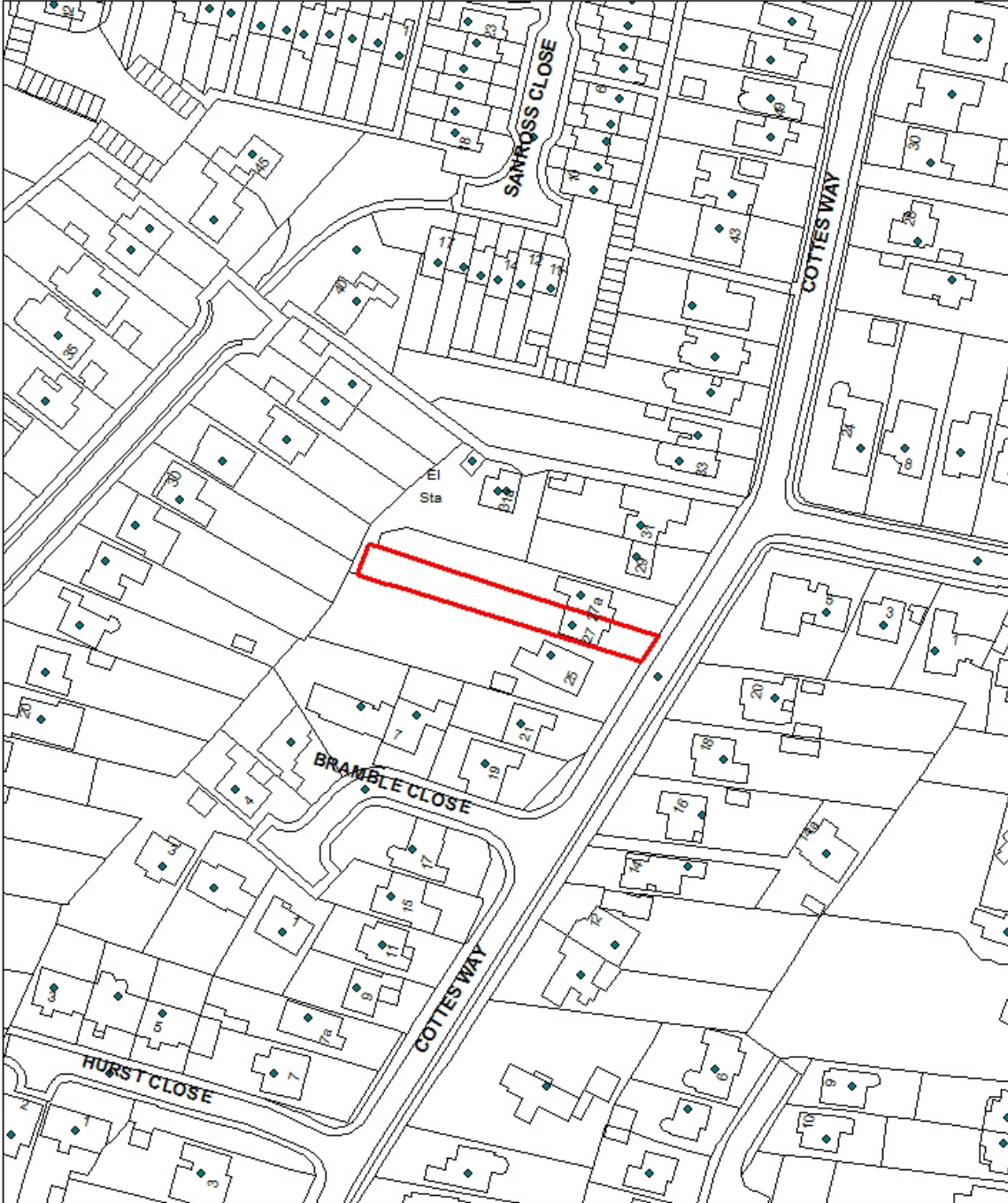
Recommendation

PERMISSION subject to conditions: Development to be carried out within 3 years,

development in accordance with the approved plans, materials to match, three parking spaces to be provided.

FAREHAM

BOROUGH COUNCIL



27 COTTES WAY
SCALE: 1:1,250

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