OFFICER REPORT FOR COMMITTEE
Date: 11/09/2013

P/13/0643/FP **PARK GATE**

MRS LAURA ROBERTS AGENT: MRS LAURA ROBERTS

CONVERSION OF GARAGE AND UTILITY ROOM TO HABITABLE ACCOMMODATION INCLUDING ALTERATIONS TO ROOF AND ERECTION OF SINGLE STOREY REAR EXTENSION

8 CUMBER ROAD LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6EE

Report By

Richard Wright x2356

Site Description

The application site comprises a semi-detached bungalow located within the urban area.

The dwelling has a dual-pitched roof with a central ridge running from front to back on the property. Attached to the southern side of the dwelling is a garage and utility room with a separate roof structure from that over the main part of the dwelling.

Description of Proposal

The main element of the planning application is a single storey rear extension measuring approximately 3 metres in depth and spanning the whole width of the bungalow. The extension work would also involve the conversion of the garage and utility room to form habitable accommodation.

A new roof would be provided over the converted garage and utility room and the rear extension, tying in with the main roof of the house. The result would be a symetrical dual-pitched roof covering over the entire dwelling.

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)

Relevant Planning History

The following planning history is relevant:

Representations

One letter has been received objecting to the application on the following grounds:
- Loss of light
- Loss of outlook

One further letter has been received
- No problem with the proposed extension provided agreement reached on connecting roof with adjoining property

Planning Considerations - Key Issues

This application proposes a rear extension and alterations to the existing roof of this single storey semi-detached dwelling. The development would effectively enlarge the footprint of the bungalow and provide a continuous symmetrical dual-pitched roof over the entire dwelling. The appearance of the dwelling would be improved and, subject to the use of matching materials, the proposal is considered to accord with Policy CS17 of the adopted Fareham Borough Core Strategy.

A letter of objection has been received from the neighbour living adjacent at 6 Cumber Road. The bungalow at no. 6 has an L-shaped living/dining room at its south-western corner with two windows in the rear (west) elevation looking out into its rear garden and a further two windows in the side (south) elevation facing the application site. One of these windows currently looks out onto the flank wall of the bungalow at no. 8 whilst the other has views over a 1.2 metre high boundary fence into the rear garden at no. 8. The side flank wall of the proposed extension would be positioned in front of the latter window at a distance of approximately 2 metres. The neighbour is concerned that such a relationship would block out light to and outlook from this south-facing window.

Officers recognise that there would be a noticeable change to the outlook available from this particular window. Consideration should however also be given to the fact that the room affected has the benefit of light and outlook from other windows, most notably two large windows in the rear elevation of the house which would be unaffected by the development.

Officers are also aware that a fence up to 2 metres in height (approximately 0.8 metres higher than existing) could be erected alongside this window without the need for planning permission.

Lastly, were it not for the overall height of the rear extension resulting from the roof design, an extension up to 3 metres in depth similar to that proposed could be erected to the rear of the 8 Cumber Road without the need for planning permission. Such an extension would be likely to have a similar bulk and massing, positioned in front of the window in question at no. 6. In the view of Officers it is primarily the impact of the wall rather than the roof which would have the greatest effect on this window.

By virtue therefore of the works the applicants could undertake without planning permission under permitted development rights, and the other sources of light and outlook serving the living/dining room at no. 6, Officers consider that, on balance, the effect on the living conditions of the neighbour would not be such as to justify the refusal of planning permission.

One representation received comments on the need to agree how the new roof would physically connect to the adjoining property at 10 Cumber Road. This is a private civil matter between the respective owners and is not a matter which can be taken into account in deciding this planning application.

In summary, the proposal is found to accord with the design related criteria of Policy CS17 of the adopted Fareham Borough Core Strategy and would not be unacceptable in respect of the likely effect on the amenities of neighbours living adjacent to the site.

Recommendation

PERMISSION: materials to match

Background Papers

P/13/0643/FP

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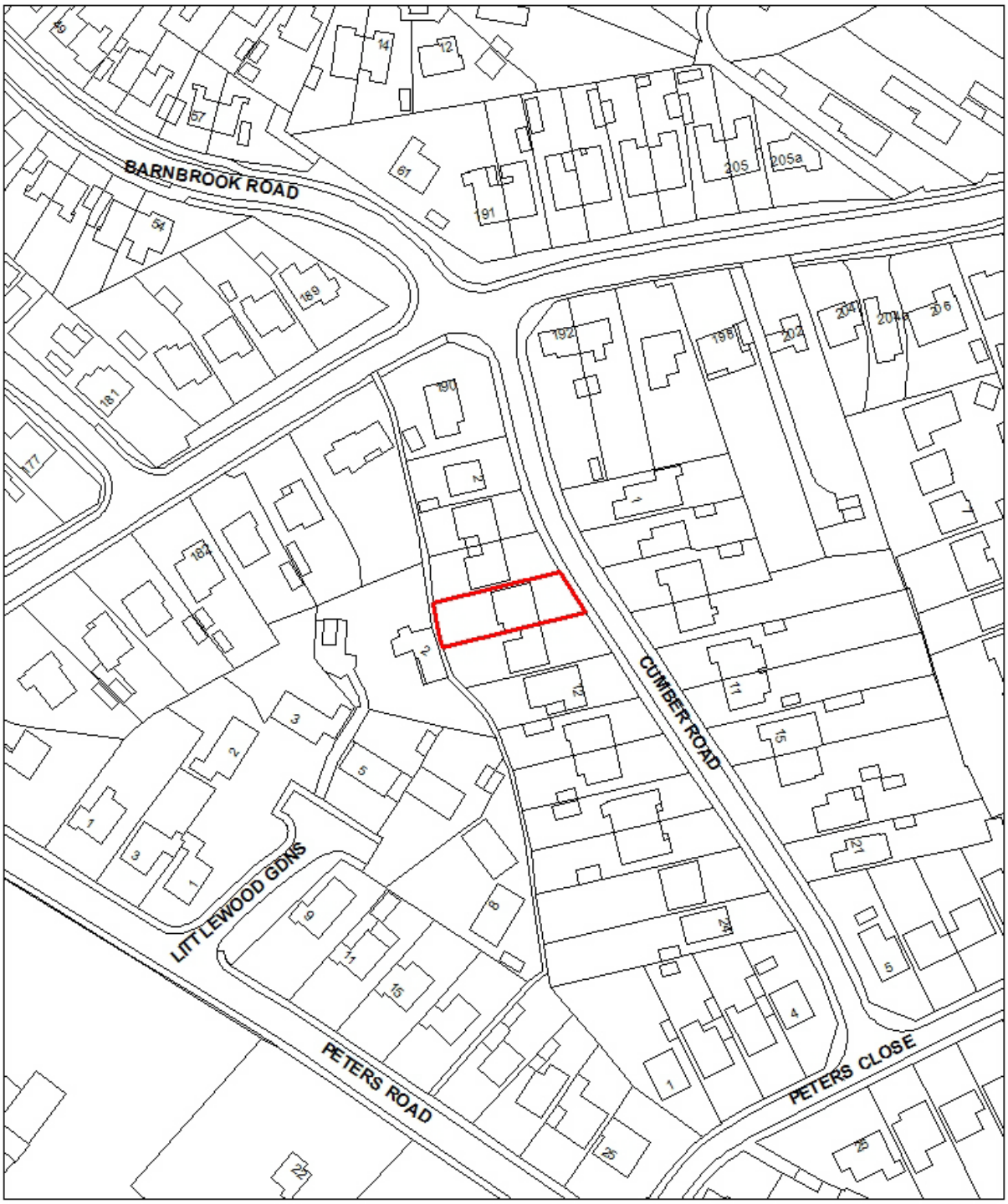

8 Cumber Road
Scale 1:1250

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