

7 FAWLEY ROAD PORTSMOUTH PO2 9QY

CONSTRUCTION OF SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF CONSERVATORY; TWO STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING GARAGE, INCORPORATING GABLE END ROOF ENLARGEMENT AND REAR DORMER

LINK TO DOCUMENTS:

[HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/APPLICATIONDETAILS.DO?ACTIVETAB=DOCUMENTS&KEYVAL=RWP9M3MOJIQ00](https://publicaccess.portsmouth.gov.uk/online-applications/applicationdetails.do?activetab=documents&keyval=RWP9M3MOJIQ00)

Application Submitted By:

Mr Carl Leroy-Smith
Carl Architect Ltd

On behalf of:

Mr Olukayode Adepoju

RDD: 26th June 2023

LDD: 29th August 2023

1. SUMMARY OF MAIN ISSUES

1.1 This application is brought to Planning Committee due the number of objections to the proposal received (11) and a call in request from Cllr Emily Strudwick & Cllr Russell Simpson.

1.2 The main issues for consideration in the determination of the application are considered to be as follows:

- The principle of development;
- Design and Impact on the character and appearance of the area;
- Impact on residential amenity;
- Highway Implications; and
- Any other raised matters.

2. SITE AND SURROUNDINGS

2.1 This application site consists of a two storey, double bay window, semi-detached property located on the western side of Fawley Road, close to the junction with Northwood Road and just opposite the Vauxhall showroom located on London Road, as shown in **Figure 1** below.

2.2 The property is constructed from facing brick with rendering on the first-floor front and rear elevation and has a tiled roof. The property benefits from a modest frontage enclosed with a boundary wall, single storey side garage extension and rear garden facing south-west.

2.3 Fawley Road is a residential cul-de-sac with a car show room on the eastern side (accessed from the A2047) made up predominately of similar semi-detached properties, many of which have been altered over time.

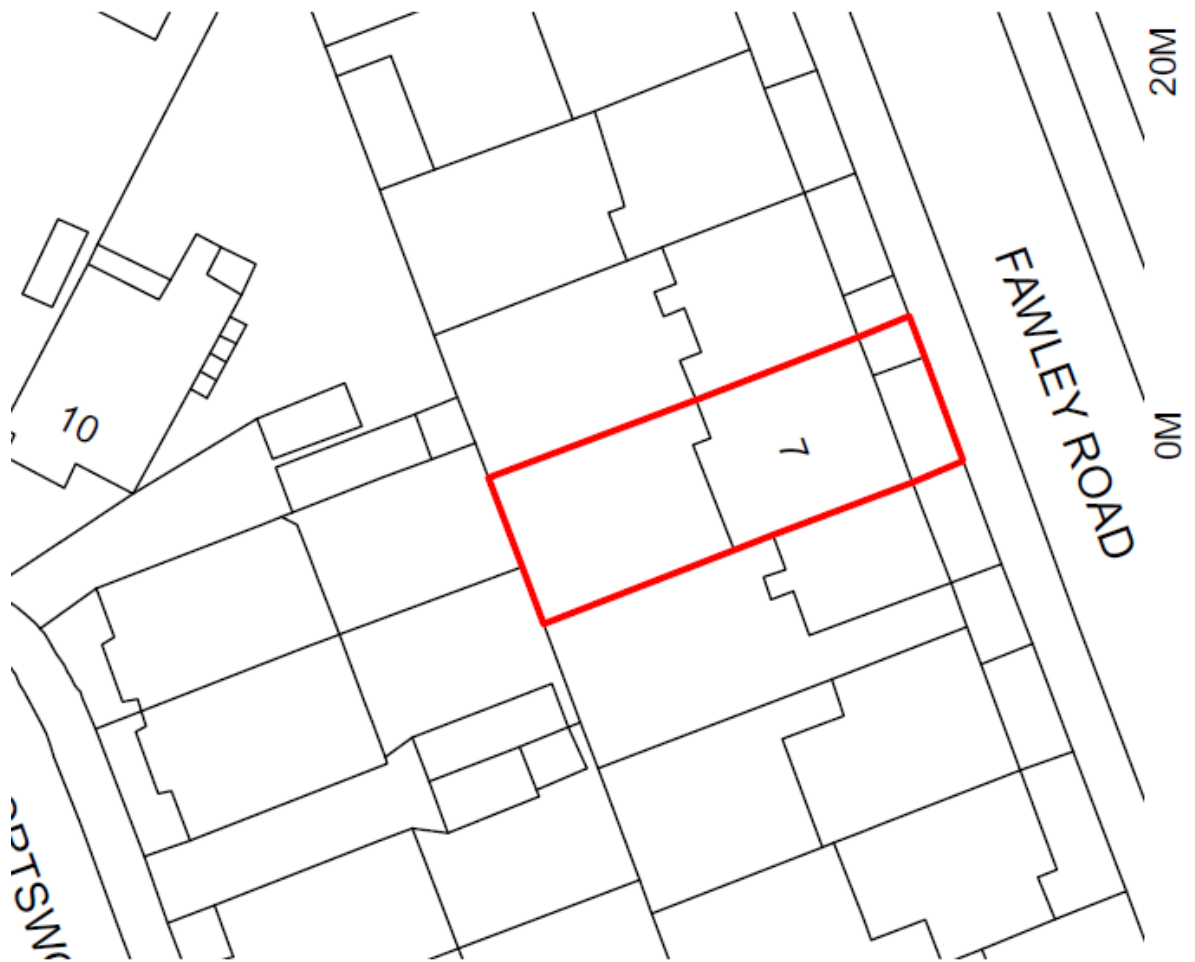
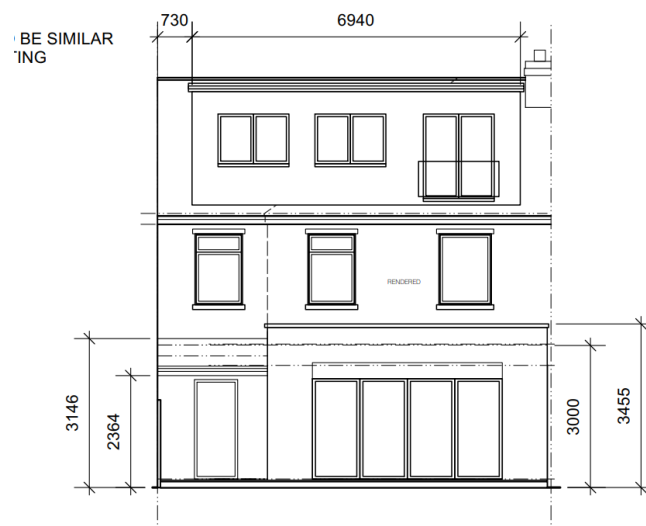


Figure 1- Site Location Plan

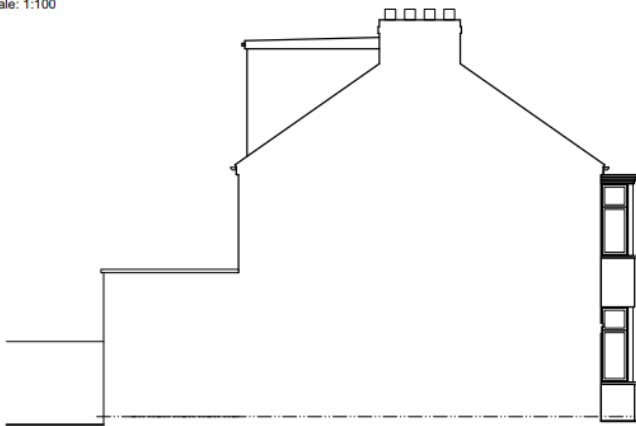
3. THE PROPOSAL

- 3.1 Planning permission is sought to erect a single storey rear extension, two storey side extension, a hip-to-gable extension with a rear dormer window, Juliet balcony, and three roof lights in the front roof slope, as shown below.
- 3.2 Revised plans have been received, which reduce the width of the single storey rear extension by approximately 1.2m and the width of the rear dormer window by approximately 0.8m.

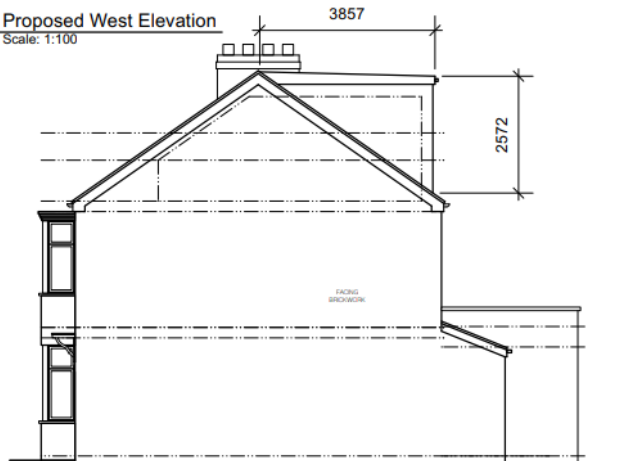




1 **Proposed East Elevation**
Scale: 1:100



2 **Proposed West Elevation**
Scale: 1:100



4. PLANNING HISTORY

4.1 06/00329/FUL - Construction of single storey pitched roof side extension to form living accommodation (after demolition of existing) - Conditional Permission (04/12/2006)

5. POLICY CONTEXT

Portsmouth Plan (2012)

5.1 In addition to the aims and objectives of the National Planning Policy Framework (2021), due weight has been given to the relevant policies within the Portsmouth Plan (2012), which include:

- PCS23 (Design and Conservation).
- PCS17 (Transport)

Other Guidance

5.2 Guidance for the assessment of applications that is relevant to the application includes:

- National Planning Practice Framework (revised 2021)
- The Parking Standards Supplementary Planning Document (2014)

6.0 CONSULTEE RESPONSES

6.1 Contaminated Land Team

Given the limited scope of the works, a condition relating to land contamination is not required. However, the developer should be aware that the property is adjacent to a service garage with a former petroleum storage licence for the storage of up to 54,000 litres of fuel. Records suggest that the tanks were decommissioned in 1994 and were made safe by filling them. Soil conditions surrounding the site are unknown.

An informative should be added to any permission.

7.0 REPRESENTATIONS

7.1 Eleven representations have been received objecting to the proposed development, including one from Cllr Emily Strudwick & one from Cllr Russell Simpson.

7.2 The above representations of objection have raised the following concerns:

- a) Parking
- b) Extension is too big
- c) Increase in noise
- d) Anti social behaviour
- e) Negative effect on house prices
- f) Illegal HMO
- g) Loss of light to neighbouring property

8.0 COMMENT

8.1 All new development in Portsmouth must be well designed, and in particular, respect the character of the city. The proposals is not considered to negatively impact the character and appearance of the host building, street scene, or surrounding area, and thus comply with Policy PCS23 'Design and Conservation' of the Portsmouth Plan (adopted January 2012). The proposed extensions achieve this compliance of Policy PCS23 through their relatively minor scale, and design in keeping with the existing and surrounding properties. While there is some homogeneity in the existing semi-detached properties a number of side extensions are evident and the dwelling at no.3 Fawley Road has been extended in a similar way. Consequently the alterations proposed in this application, while infilling to the boundary will not appear alien in the street-scene or appear over-developed in this context. The proposed extensions do not create overdevelopment of the plot and as the neighbouring property at number 9 has not infilled the air gap between the properties still leave a sufficient separation to the dwelling at the north to respect the existing character.

8.2 The residential and neighbouring amenity would only be minorly impacted by the development, with the rear extension and rear hip-to-gable still leaving a sufficient separation distance between the opposing property (including nos 6, 8 Portswood Road)

and their private amenity spaces. The occupiers would have sufficient private amenity space. The proposals therefore comply with Policy PCS23.

- 8.3 The loss of light is not expected to be an issue to either side neighbour. The proposed hip-to-gable extension brings the facing wall closer to the property at number 9, which is north of the application property. While there is one side facing window in the facing elevation of this neighbour it appears to serve a landing and as such any loss of light is not considered to unreasonable adversely effect the amenity of that neighbour. The rear and side extensions are not considered to result in an adverse loss of light to neighbouring properties. The rear extension has a maximum depth of 3m, analogous with that which can be built without planning permission from the Council as Permitted Development. The extension at the side/rear has now been stepped away from the neighbour at number 9 and is not considered to materially reduce the amount of light reaching the rear of that property.
- 8.3 Neighbours have raised concerns about the availability of parking in the area. The application does increase the scale of this dwelling from 3 bed to 5 bed, and results in the removal of a small garage. However it remains a single dwelling and overall the adverse impact on amenity arising from these changes are not considered sufficient to withhold planning permission. The proposals do not create any negative transport or highways impact. The proposals meet Policy PCS17 (Transport).
- 8.4 A number of Neighbour have raised concerns about the existing occupation, both in respect of antisocial behaviour and potential use as an HMO. Antisocial behaviour and noise by existing householders is not relevant to the determination of an application and these matters can be dealt with by Regulatory Services. Similarly any future use as an HMO would require planning permission and can be assessed on its own merits should that use be sought. Any potential impact on house prices is not a material planning consideration.
- 8.5 The application is considered to have no material adverse impact on the streetscene or character of the area, of the amenity of neighbouring properties. It is therefore considered to comply with the Local Plan and guidance in the NPPF.

RECOMMENDATION

Approval with conditions

Conditions

1) Time Limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) Approved Plans

Unless otherwise agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawing - Drawing numbers: 0200 C, received 2nd October 2023. 0201 C, received 2nd October 2023. 0010 A, received 23 June 2023.

Reason: To ensure the development is implemented in accordance with the permission granted.

3) Materials to Match

The materials to be used in the construction of the external surfaces of development hereby permitted shall match, in type, colour and texture those on the existing building.

Reason: In the interests of visual amenity in accordance with policy PCS23 of the Portsmouth Plan.