

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	21/00954/FULPP
Date Valid	15th December 2021
Expiry date of consultations	5th January 2022
Proposal	Proposed roof extensions comprising; raising of front gable; hip to hipped gable extension (side), raising roof of rear projection, installation of roof lights, and rebuilding of lean-to.
Address	Rowan Cottage 37 Prospect Avenue Farnborough Hampshire GU14 8JT
Ward	Empress
Applicant	Anna Lucas
Agent	Mr Alistair Ewen
Recommendation	Grant

Description

This application is before the committee as the applicant is an employee of the Council. The host building is a detached chalet bungalow on Prospect Road, opposite Farnborough Sixth Form College'.

The proposal comprises;

- Increasing the height of the front gable by 1.7m to meet the existing ridge height
- Hipped to hipped gable side extension
- Installation of roof lights to front and rear roof slope
- Installation of upper floor side facing windows
- Rebuilding of lean-to to match existing house
- Removal of chimney

Neighbours notified

In addition to posting a site notice 5- individual letters of notification were sent to The Sixth Form College, Pebbles Day Nursery (The Sixth Form College), Thyme, 35 Prospect Avenue, Jocks Lodge 41 Prospect Avenue, 39 Prospect Avenue.

Neighbour comments

None received.

Policy and determining issues

The property is in the built up area of Farnborough as defined in the Council's adopted Local Plan (2014-2032) and such Policies DE1 (Design in the Built Environment), NE3 (Trees and landscaping) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032), as well as the Council's Supplementary Planning Document 'Car and Cycle Parking Standards', 2017 and Supplementary Planning Document 'Home Improvements and Extensions February 2020.

The main determining issues are the visual impact and impact upon neighbouring properties and highway safety.

Commentary

- Visual impact

The street scene contains an educational establishment on the opposite side of the road and a row of predominately detached houses. The detached houses vary in character, and comprise a mixture of two storey and single storey dwellings.

The host dwelling is a characterful chalet bungalow with a proportionally large pitched roof.

The proposal would increase the height of the front gable to the height of the main ridge. It would not increase the footprint of the gable. The proposal would also create a hipped gabled end. The lean-to is existing and would rebuilt with materials to match those existing. The proposal would not extend the building footprint.

The resulting building would have a cross gabled roof form and would appear balanced within itself. The gable would appear proportionate in this context.

The resulting dwelling would not appear out of character within the prevailing street scene.

The proposal would not conflict with policy DE1 of the Local Plan.

- Impact upon neighbours

Number 35 Prospect Avenue is the property next to the proposed roof and gable extension. Number 35 is a two storey dwelling with side facing windows towards the host dwelling. There are two side facing windows that would be affected by the development. They are at first floor level and small.

The proposed front gable extension is unlikely to result in harm to the rooms served by these windows given the distance between them and the extension.

The hip to gable roof extension would add additional bulk towards number 35. However, given the relative position of the upper floor side facing windows, this aspect of the proposal would not result in a harmful loss of daylight and sunlight in that regard. There are ground floor side facing windows. However, given the distance between the dwellings and the nature

of the existing built form, it is considered that the proposal would not have a harmful impact upon these windows in terms of daylight and sunlight. The roof lights and the replacement lean-to are not considered to result in harm to residential amenity.

Given the above, it is also not considered that the proposal would result in an overbearing impact.

The proposal includes upper floor side facing windows that would face number 35. These do not directly face onto the neighbours windows, and would not result in a loss of privacy.

The proposal would therefore comply with policy DE1 of the Local Plan.

- Highway safety

The Council's Car and Cycle SPD sets out that dwellings with 3+ bedrooms should provide 3 parking spaces. The proposal would increase the number of bedrooms from 3 to 4. As such, there is no step change in parking demand. There is space on the driveway for 3 vehicles.

The proposal would comply with the Council's Car and Cycle SPD.

Summary –

The proposal is considered to not have a harmful impact upon the character of the host building or area, would not result in harm to residential amenity, and would not result in issues of highway safety. The proposal is therefore considered in accordance with Policies DE1 (Design in the Built Environment), NE3 (Trees and landscaping) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032), as well as the Council's Supplementary Planning Document 'Car and Cycle Parking Standards', 2017 and Supplementary Planning Document 'Home Improvements and Extensions February 2020.

Full recommendation

It is recommended that Planning Permission be **GRANTED** subject to the following conditions and informatives:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers:

01; 02; 03; 04; 05; 06 & 07

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

- 3 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing, unless alternative materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is considered to not have a harmful impact upon the character of the host building or area, would not result in harm to residential amenity, and would not result in issues of highway safety. The proposal is therefore considered in accordance with Policies DE1 (Design in the Built Environment), NE3 (Trees and landscaping) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032), as well as the Council's Supplementary Planning Document 'Car and Cycle Parking Standards', 2017 and Supplementary Planning Document 'Home Improvements and Extensions February 2020.

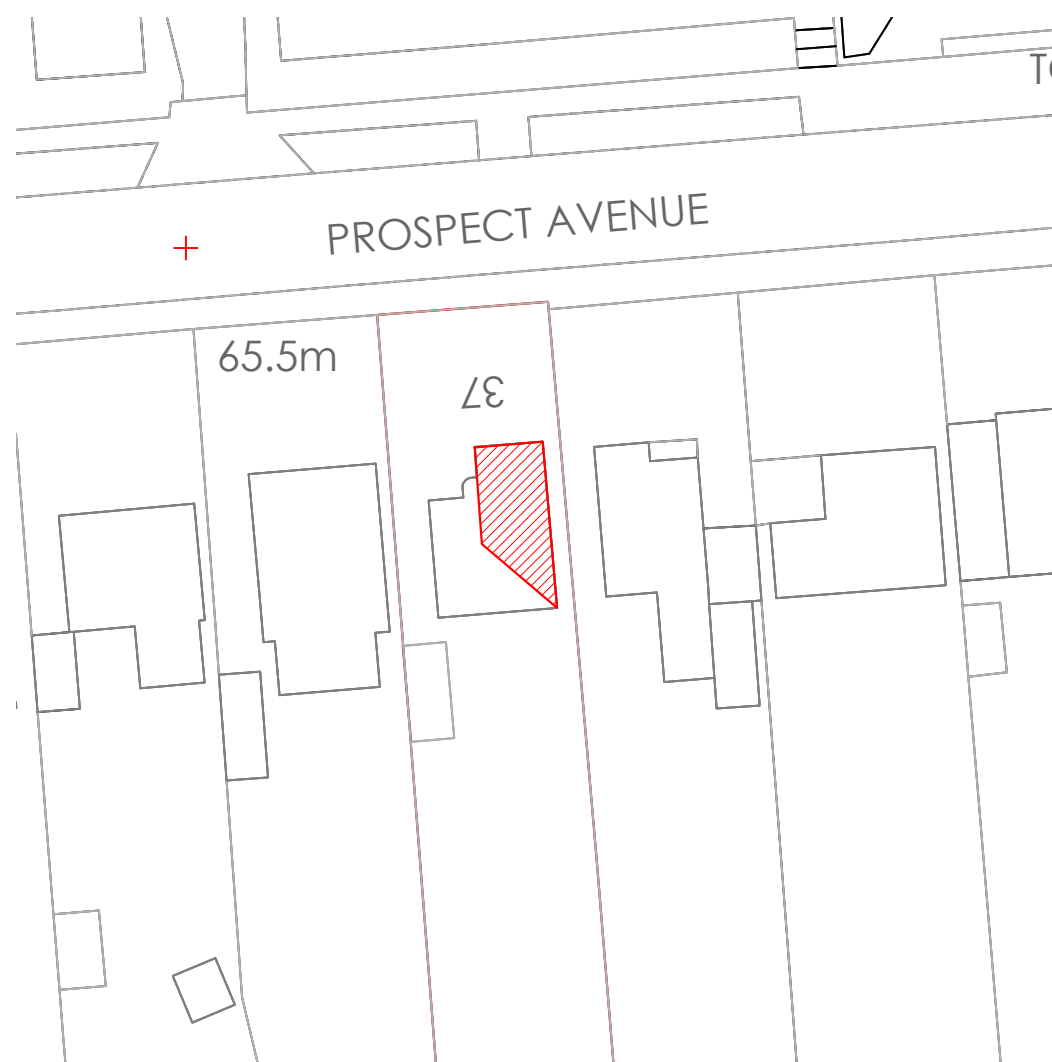
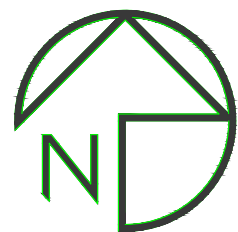
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

PRELIMINARY DESIGN. NOT FOR CONSTRUCTION

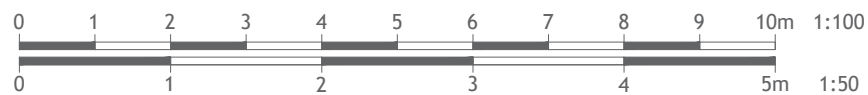
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Site Plan
Scale 1/1250@A3



Block Plan
Scale 1/500@A3



General Notes:

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

The contractor is responsible for the verification of all dimensions on site, inform contract administrator of any discrepancies.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Any windows on flank walls to be obscure glazed & fixed shut below 1.7m when measured from floor level

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

Key To Drawings:

EXISTING BRICK WALL	PROPOSED CAVITY WALL
EXISTING TIMBER WALL	PROPOSED STUD WALL
DEMOLITION	BOUNDARY LINE
AXIS LINE	PROPOSED FOUNDATIONS
EXISTING FOUNDATIONS	PROPOSED TIMBER JOISTS
PROPOSED STEEL BEAMS	

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Date	Description	Rev
03.11.21	First floor front extension	A
01.11.21	Preliminary Drawings	Prelims



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Project 37 Prospect Avenue, Farnborough
Loft conversion with ne side gable roof & first floor front extension

Client

Title
Site & Block Plans

Scale
1/50 @ A3

Drawn by SK
Checked by ASE

Job No.

Drawing
07

PRELIMINARY DESIGN. NOT FOR CONSTRUCTION



Existing Front Elevation
Scale 1/100@A3



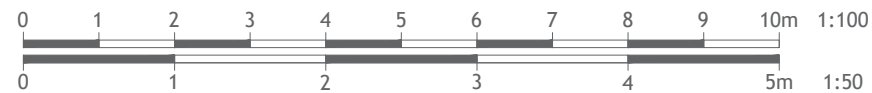
Existing RHS Elevation
Scale 1/100@A3



Existing Rear Elevation
Scale 1/100@A3



Existing LHS Elevation
Scale 1/100@A3



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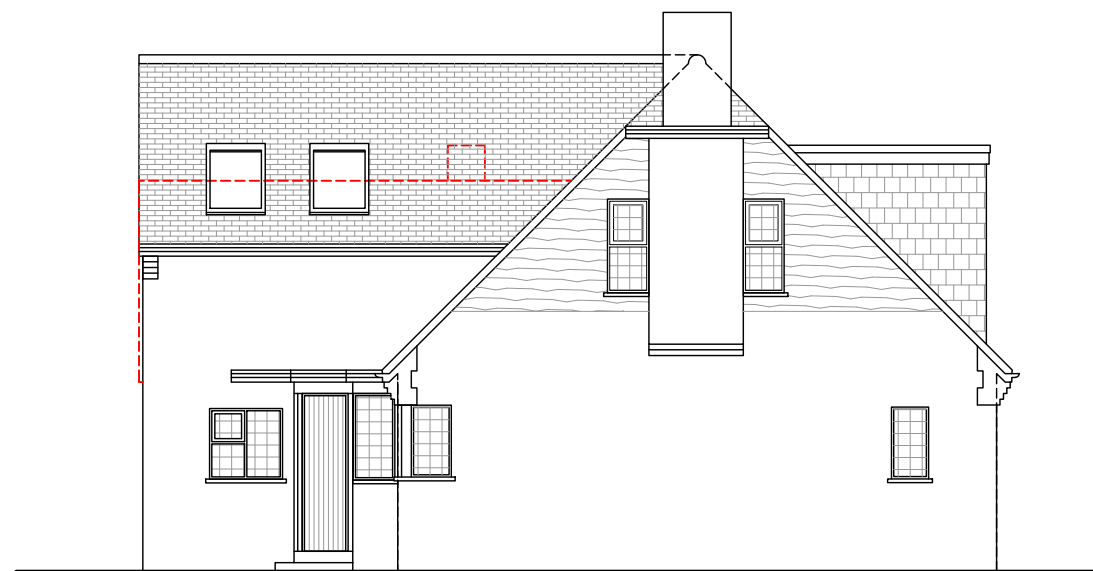
Title
Existing Elevations

Scale 1/100 @ A3	Drawing 01
Drawn by SK	
Checked by ASE	
Job No.	

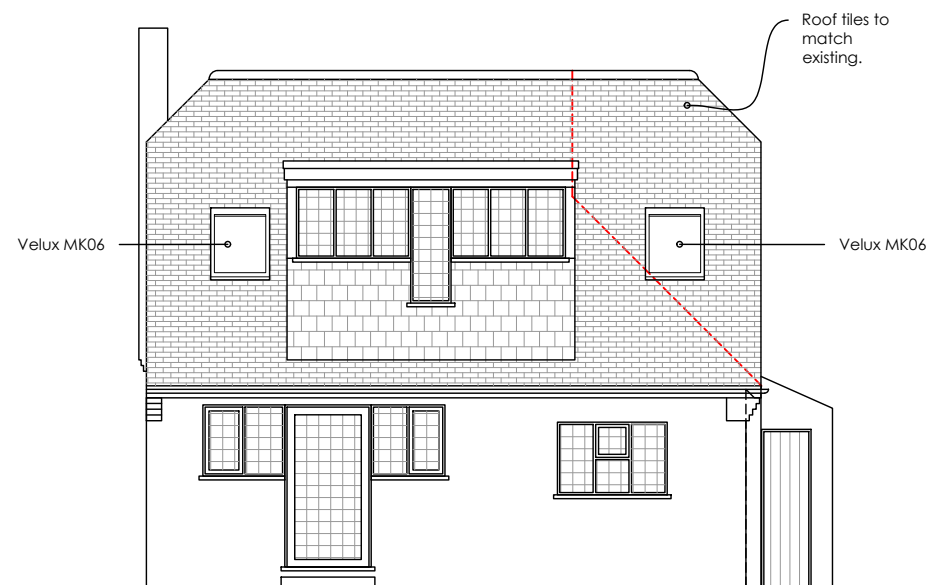
PRELIMINARY DESIGN. NOT FOR CONSTRUCTION



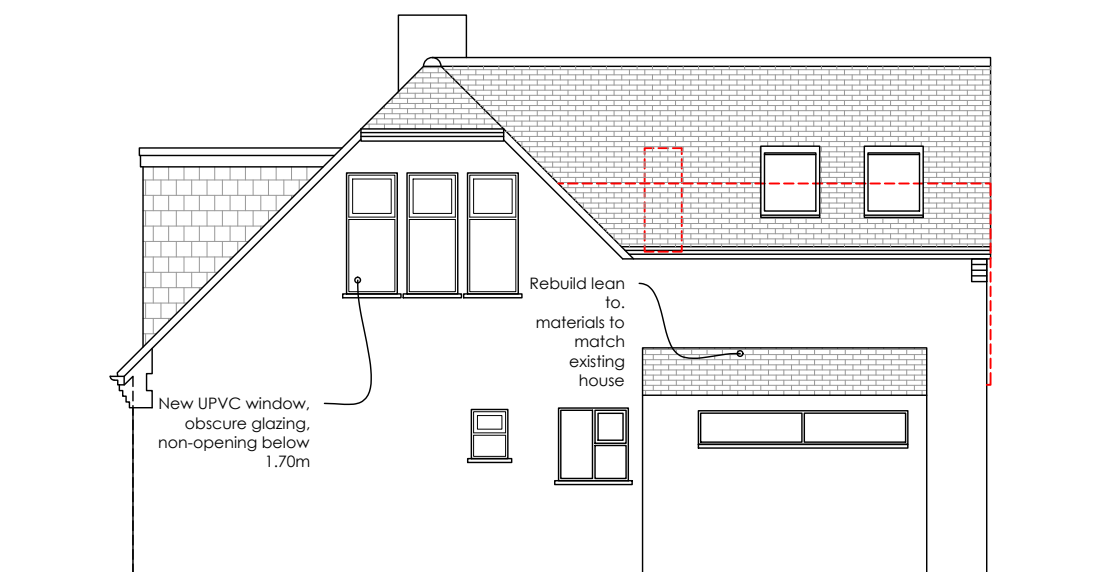
Proposed Front Elevation
Scale 1/100@A3



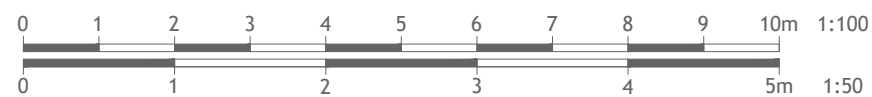
Proposed RHS Elevation
Scale 1/100@A3



Proposed Rear Elevation
Scale 1/100@A3



Proposed LHS Elevation
Scale 1/100@A3



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Client

Title
Proposed Elevations

Scale 1/100 @ A3	Drawing 03
Drawn by SK	
Checked by ASE	
Job No.	