

Appeal Decision

Site visit made on 9 May 2017

by Nick Fagan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 19th May 2017

Appeal Ref: APP/A1720/D/17/3169217

79 The Keep, Fareham, Hampshire PO16 9PW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Squibb against the decision of Fareham Borough Council.
 - The application Ref P/16/1354/FP, dated 29 November 2016, was refused by notice dated 24 January 2017.
 - The development proposed is a single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear extension at 79 The Keep, Fareham, Hampshire PO16 9PW in accordance with the terms of the application, Ref P/16/1354/FP, dated 29 November 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: un-numbered drawing amended 27-11-16 showing plans, sections and elevations of extension.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on the approved drawing.

Main Issue

2. The main issue is the effect of the pitched roof of the proposed extension on the living conditions of the neighbour at No 81, in particular whether it would be unacceptably overbearing.

Reasons

3. The Keep is a series of short cul-de-sacs of two storey 1980s houses of similar design. No 79 is the first house on the northern side of this particular cul-de-sac, No 81 being its immediate neighbour to the east.
4. The two dwellings are detached, separated by a small gap. The existing flat roofed single storey extension abuts the side boundary of No 81. The proposal is to construct a shallow pitched roof onto this extension, and also a similar pitched roof onto a half-built additional single storey extension, the subject of recent Prior Approval permission.¹

¹ P/16/1245/PH

5. The two pitched roofs of the extensions would form a ridge and reflect the design and angle of the shallow pitch of the main roof of the house. But the highest part of the pitched roof would be only just over 4m high and this would be a considerable distance from No 81's boundary.
6. I visited No 81 and was able to assess the impact of the proposed roof from the neighbour's living room, conservatory, external decking and garden. The pitched roof would clearly be visible from all these places, which would have some effect on outlook, but it would not be unacceptably overbearing for the reasons indicated above, either on the above habitable rooms or on No 81's rear garden.
7. Consequently I conclude that there would be no significant harm to the living conditions of occupants at No 81. Policy CS17 (High Quality Design) of the Fareham Borough Core Strategy (CS) is concerned with design and the character and appearance of an area rather than with living conditions and so does not appear to be relevant. CS Policy DSP3 (Impact on Living Conditions) requires that development proposals should not adversely impact on living conditions. For the above reasons the proposed development would comply with this Policy.
8. For the reasons given above I conclude that the appeal should be allowed, subject to the conditions set out above. Condition 2 listing the approved plans is necessary in order to be precise as to the development hereby granted. Condition 3 is required to ensure the external materials of the development match those of the dwelling and neighbouring dwellings and thereby harmonise with the appearance of the area.

Nick Fagan

INSPECTOR