

**P/16/0319/LB [O]**

**FAREHAM NORTH**

MR ADRIAN PEEL

AGENT: MR ADRIAN PEEL

ALTERATIONS TO EXISTING REAR EXTENSIONS COMPRISING CHANGES TO DOOR AND WINDOW OPENINGS AND PROVISION OF NEW DOORS AND WINDOWS. PROVISION OF RAILINGS TO REPLACE EXISTING TIMBER FENCING ON THE SOUTHERN AND EASTERN BOUNDARIES.

UPLANDS LODGE 67 PARK LANE FAREHAM PO16 7HJ

***Report By***

Mike Franklin - Direct Dial 01329 824380

***Site Description***

This and the following application P/16/0453/FP, relates to a Grade II listed cottage situated on the corner of Park Lane with Kiln Road;

The property lies within the urban settlement boundary.

***Description of Proposal***

Listed building consent is sought for the following:

Alterations to existing rear extensions comprising changes to door and window openings and provision of new doors and windows.

Provision of railings to replace existing timber fencing on the southern and eastern boundaries.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP5 - Protecting and enhancing the historic environment

***Relevant Planning History***

The following planning history is relevant:

**P/16/0453/FP      Alterations to existing rear extensions comprising changes to door and window openings and provision of new doors and windows. Provision of railings to replace existing timber fencing on the southern and eastern boundaries.**

**P/96/0397/FP      ERECTION OF REPLACEMENT GARAGE  
PERMISSION      06/06/1996**

**P/96/0399/LB      REPLACE EXISTING FLAT ROOF WITH PITCHED ROOF  
CONSENT      06/06/1996**

<b><u>P/96/0398/FP</u></b>	<b>REPLACE EXISTING FLAT ROOF WITH PITCHED ROOF AND REPLACE FRONT FENCE WITH RAILINGS</b>
	PERMISSION 22/05/1998
<b><u>P/96/0297/LB</u></b>	<b>REPLACE EXISTING SIGN BY FRONT DOOR AND PLACE SECOND SIGN AT FRONT</b>
	CONSENT 02/05/1996
<b><u>P/95/1105/FP</u></b>	<b>ERECTION OF GREENHOUSE</b>
	PERMISSION 05/12/1995
<b><u>P/95/1093/LB</u></b>	<b>ALTERATIONS TO CHIMNEY POTS</b>
	CONSENT 23/11/1995

### ***Planning Considerations - Key Issues***

The key issue in this case is whether the changes to the listed building are respectful to its heritage assets and ensuring the development does not harm its setting.

Officers are satisfied the proposed changes to the windows and doors are sympathetic to the building and the proposed railings would improve its visual appearance and setting.

Furthermore having regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Officers consider that the proposal would preserve the character, appearance and setting of the Grade II listed building.

### ***Recommendation***

GRANT LISTED BUILDING CONSENT:

Subject to the following conditions:

1. The development shall begin before the expiry of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

Location plan;

Site Plan;

West elevation - existing;

East elevation - existing;

North elevation - existing and proposed;

South elevation - existing;

Proposed estate railing details.

REASON: To avoid any doubt over what has been permitted.

### ***Background Papers***

See above

# FAREHAM

## BOROUGH COUNCIL



Uplands Lodge  
SCALE: 1:1,250

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