

P/16/1164/FP [O]

FAREHAM EAST

MR & MRS TRIBBECK

AGENT: ROSENTHAL DESIGN
SERVICES LTD

TWO STOREY REAR EXTENSION, SINGLE STOREY REAR EXTENSION AND SINGLE
STOREY SIDE EXTENSION

34 LABURNUM ROAD FAREHAM PO16 0SL

Report By

Emma Marks - Direct dial: 01329 824756

Site Description

This application relates to a semi-detached dwelling on the north-east side of Laburnum Road which is to the south of Salterns Lane.

The site is within the urban area.

Description of Proposal

Permission is sought for three different elements which consist of the following:-

Single storey rear extension measuring 3m in depth, 2m in width with an eaves height of 2.1m and ridge height of 3.4m;

Two storey rear extension measuring 4.6m in depth, 3.5m in width with an eaves height of 5m and a ridge height of 6.4m;

Single storey side extension measuring 4.9m in depth, 855mm in width with and eaves height of 2m and a ridge height of 2.9m.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/16/0921/PH

**SINGLE STOREY REAR EXTENSION MEASURING 4.6 METRES
BEYOND REAR WALL OF ORIGINAL DWELLING, MAXIMUM
HEIGHT OF 2.5 METRES AND WITH EAVES AT A HEIGHT OF 4
METRES**

WITHDRAWN

05/09/2016

Representations

One letter of representation has been received objecting on the following grounds:-

- There are a number of inaccuracies and the plans are misleading
- Will there be adequate space to excavate the footings?
- Will the applicant be serving a Party Wall Act Notice?
- No information about the guttering
- Potential damage to the shared drain
- Overshadowing and loss of light
- Dominant and overbearing
- The extension would contravene the 45 degree code rule
- No information on how the first floor will be supported
- The extension will be approximately 73% length of the original house and approximately 70% of the original footprint of the original house
- Unneighbourly form of development
- If mindful to approve, consideration should be given on restricting the hours of work including deliveries of materials

Planning Considerations - Key Issues

The property currently has a single storey rear extension which is set off the boundary with the adjoining neighbour by 2 metres. This application proposes an 'L' shape extension which at ground floor will extend the full width of the property and project 855mm beyond the side wall of the dwelling and have a maximum depth of 4.9 metres.

The extension will also include a first floor element which will be set off the party boundary by 2 metres, extending out from the rear of the property by 4.9 metres.

The adjoining neighbour has raised concerns relating to loss of light to their property. The adjoining neighbour to the south has an existing single storey rear extension which is set off the boundary by just over 2 metres. There is a ground floor window which serves a lounge facing down the rear garden adjacent to the boundary and a secondary ground floor kitchen window facing towards the application site. A first floor bedroom window is situated above the ground floor lounge window, again adjacent to the party boundary. Furthermore the existing boundary consists of a 1.8 metre high wall and vegetation. Officers have given consideration to the windows within the adjoining neighbouring property. In light of the fact that the ground floor extension would measure just 3 metres deep on the boundary and the first floor element is set off the party boundary, officers are of the opinion the extensions would not result in material harm to the living conditions of the occupiers of the neighbouring property. Furthermore the extensions are to the north of the neighbouring property.

There will be limited views of the extension from the road and public path to the rear of the site however the design of the extension is sympathetic to the host dwelling and would not have an adverse impact on the character of the area or street scene.

The neighbour has also raised issues which are not material planning considerations and

therefore cannot be taken into account whilst determining this application. For example comments relating to the footings, Part Wall Act notification, guttering, damage to a shared drain and the construction details of the first floor extension.

The extension has been designed in accordance with the Councils adopted Design Guidance and officers consider the proposal accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and is therefore considered acceptable.

Recommendation

PERMISSION subject to conditions:-

1. The development shall begin within three years of the date of the decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

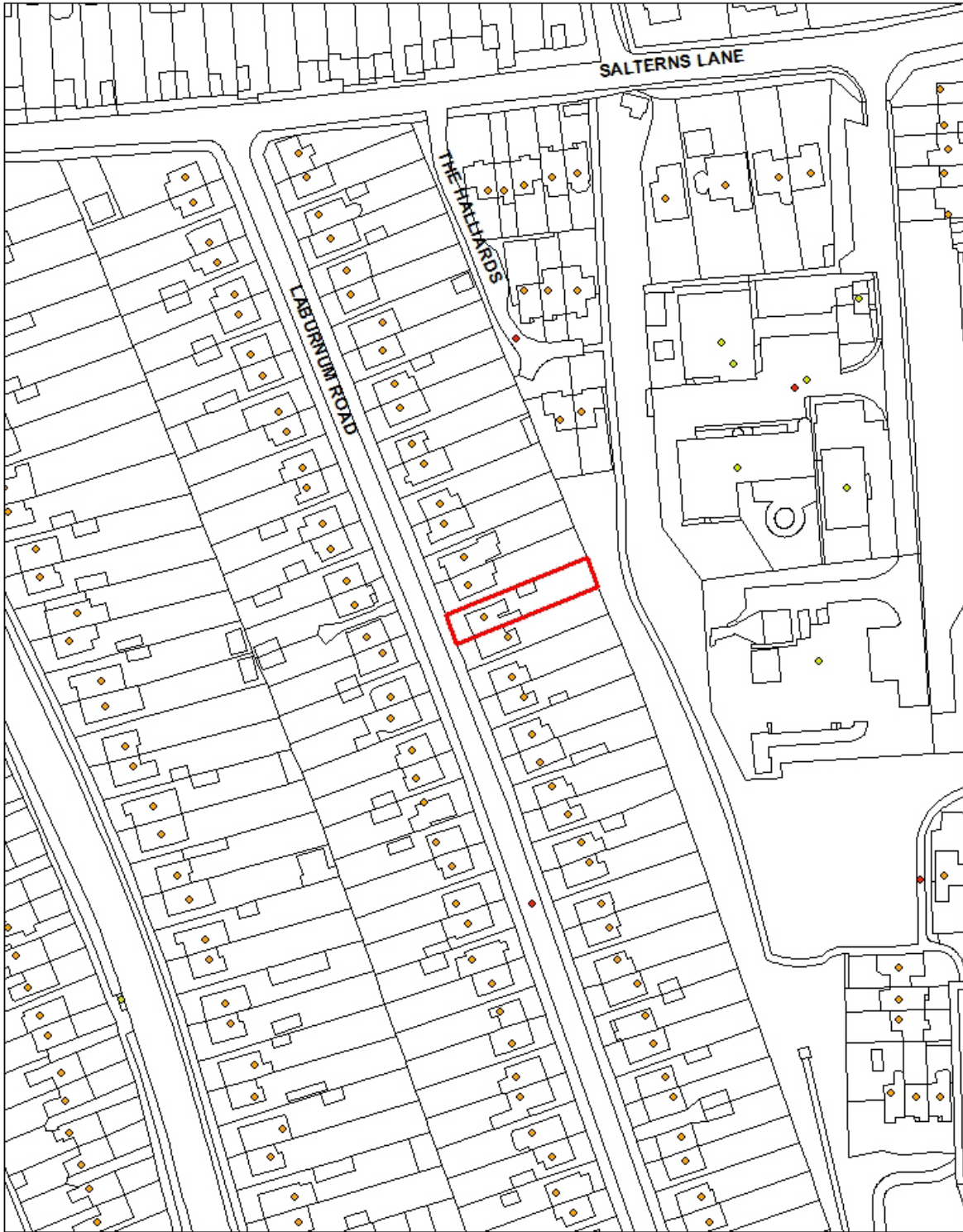
2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed GF Plan - Drawing number PG NO:02
- b) Proposed FF Plan - Drawing number PG NO:04
- c) Proposed Elevations - Drawing number PG NO:06

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

FAREHAM

BOROUGH COUNCIL



34 Laburnum Road
Scale 1: 1,250



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