

P/17/0106/FP [O]

STUBBINGTON

MR GRAHAM LIGHT

AGENT: MR GRAHAM LIGHT

EXTENDING ROOF OF DETACHED GARAGE TO FORM COVERED AREA

28 ERIC ROAD FAREHAM PO14 2RN

Report By

Emma Marks - Direct dial 01329 824756

Site Description

This application relates to a detached dwelling situated on the west side of Eric Road which is to the north of Gosport Road, Stubbington.

Description of Proposal

Permission is sought to extend the roof of the existing detached garage to form an enclosed covered area.

The extension measures 3 metres in depth with an eaves height of 2.1 metres and a ridge height of 3.4 metres.

Policies

The following policies apply to this application:

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/99/0022/FP

Erection of Single Storey Rear Extension

PERMISSION

18/02/1999

Planning Considerations - Key Issues

Design and impact on street scene

The existing detached garage is located to the rear of the site and accessed by a driveway which runs down the side of the property. The extension proposed is to the rear of the garage and will be at the same height and design as the existing garage.

The extension would not be visible from the street and the design of the extension is in keeping with the existing building.

Impact on the living conditions of adjacent neighbours

The garage is located next to the northern boundary of the site. The neighbouring property to the north is over 7 metres away from the proposed extension. Due to the distance and the roof design, hipping away from the boundary, officers are of the view that the proposal would have no impact upon the living conditions of the neighbouring property in relation to outlook, light and privacy.

Recommendation

PERMISSION subject to the following conditions:

1. The development shall begin before the expiry of a period of three years from 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.

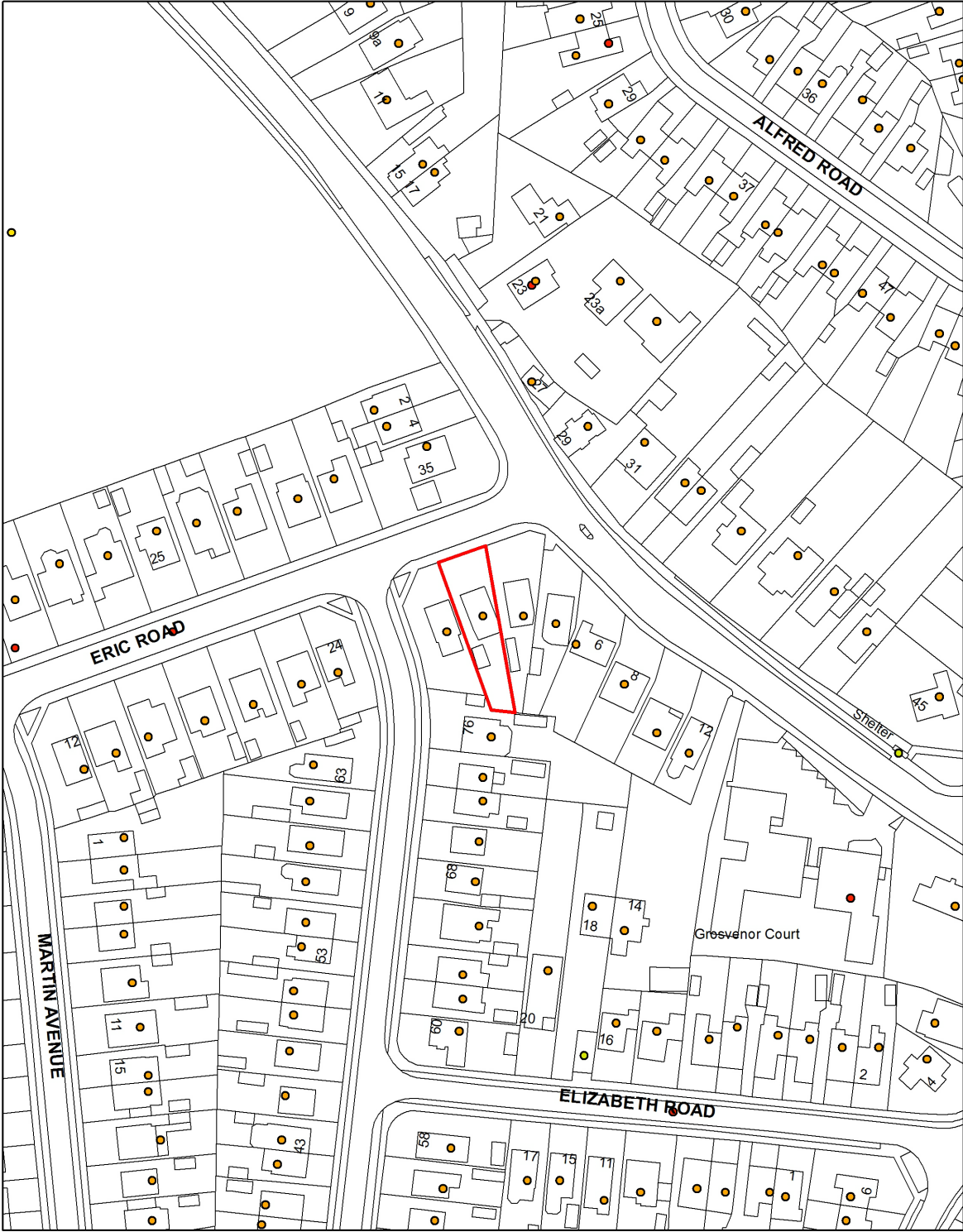
2. The development shall be carried out in accordance with the following approved documents:

a) Proposed floor and elevations plan - dated Jan 2017

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

FAREHAM

BOROUGH COUNCIL



28 Eric Road
Scale 1:2,500



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