

**P/17/0309/FP [O]**

**TITCHFIELD**

M M & G M GENTLES

AGENT: M M & G M GENTLES

SINGLE STOREY GLAZED VERANDAH

197 SEGENSWORTH ROAD TITCHFIELD FAREHAM PO15 5EL

***Report By***

Emma Marks - Direct dial: 01329 824756

***Site Description***

This application relates to a detached dwelling situated on the south-west side of Segensworth Road.

The site lies within the urban area.

***Description of Proposal***

Permission is sought for the erection of a glazed verandah on the rear elevation of the property which measures 2.6 metres in depth, eaves at a height of 2.2 metres and a ridge height of 2.7 metres.

***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/97/0776/FP**

**ERECTION OF SINGLE STOREY REAR EXTENSION**

PERMISSION

14/10/1997

***Planning Considerations - Key Issues***

The verandah is proposed on the rear elevation of this detached property. The verandah is modest in height and positioned a minimum 1.4 metres off the party boundary.

Officers are satisfied that due to its modest size and position in relation to party boundaries the living conditions of neighbouring properties would not be compromised.

The verandah will not be visible from the street and therefore no adverse impact would be created on the wider area.

***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.

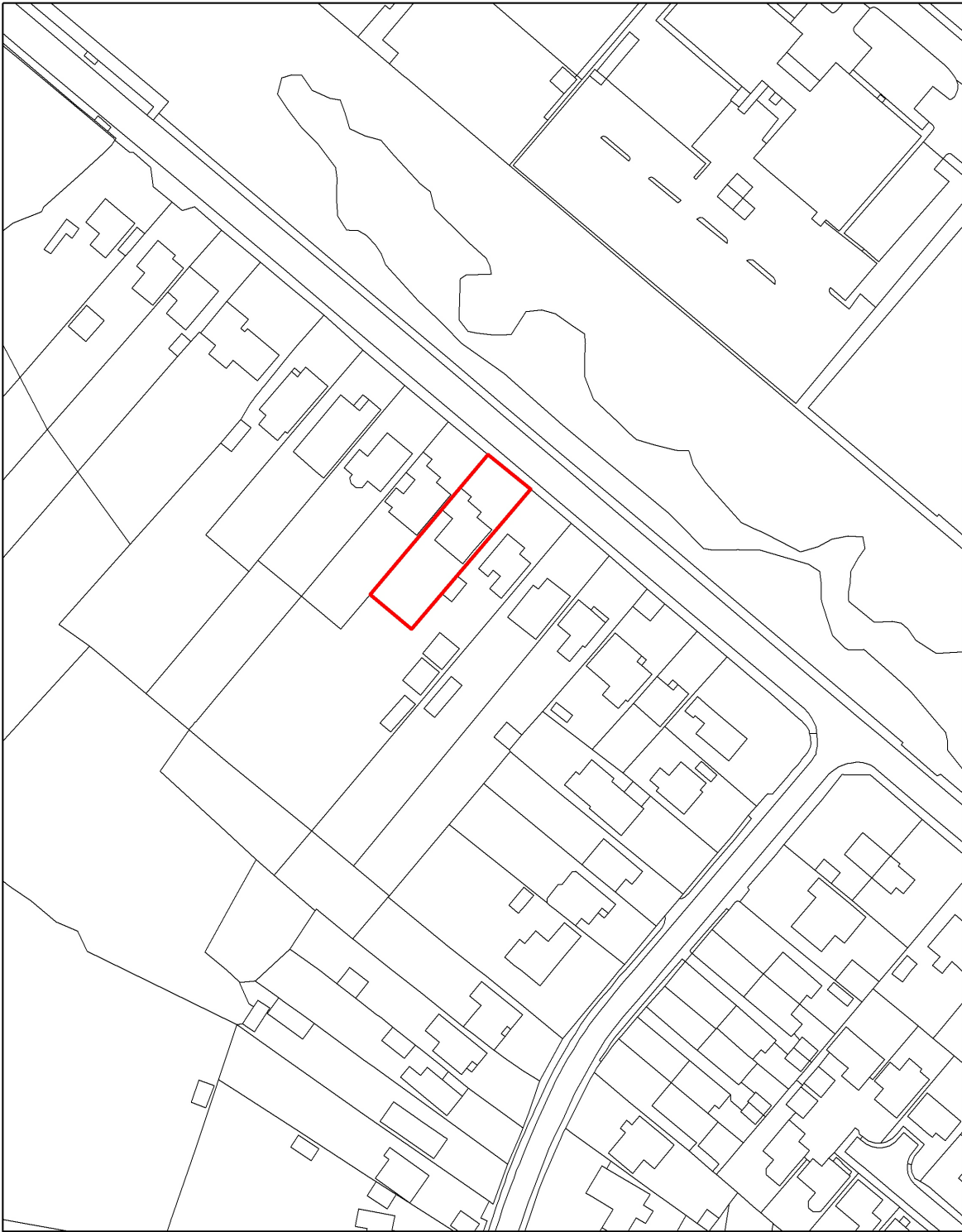
2. The development shall be carried out in accordance with the following approved documents:

a) Proposed floor and elevations plan

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

# FAREHAM

BOROUGH COUNCIL



282 Botley Road  
Scale 1:1250



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