

P/17/0304/FP [O]

MR PAUL SHAWLEY

SINGLE STOREY SIDE EXTENSION.

18 SAXON CLOSE FAREHAM PO16 8ET

PORTCHESTER WEST

AGENT: A. J. GLADMAN

Report By

Lucy Knight - Direct Dial 01329 824579

Site Description

This application relates to a semi-detached dwelling situated at the end of Saxon close, a cul-de-sac which is to the north of Dore Avenue, Portchester.

Description of Proposal

Permission is sought to extend the property to the east side at single storey scale to provide a playroom, utility room and study.

The extension measures 4.3 metres in width at the widest point which narrows to 2.4 metres towards the front of the property. The proposal has a ridge height of 4.35 metres with an eaves height of 3.2 metres lowering to 2.2 metres at the most forward point.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

One letter has been received raising the following concerns about the construction of the proposal:

- working hours during construction
- Parking of contractors vehicles

Planning Considerations - Key Issues

Design and impact on the street scene:

The property is located at the end of the cul-de-sac with the entrance to a block of garages to the east side. The extension would be visible from within the street scene. The road is made up of a mix of semi-detached and terraced houses with plots generally the width of the property. However, the application site, at the end of the road and benefits from a larger than normal garden area to its side. Therefore, it is considered that the plot is capable of accommodating the extension and that it would not be out of keeping with the character of the area.

Impact on the living conditions of adjacent neighbours:

The comment from the neighbour regarding the working hours and parking of the contractors constructing the site, requests that conditions should be added to the permission stating that working hours are not to be outside of Monday to Friday 8am until

6pm and that parking should be restricted to certain areas. Due the small scale of this development and the fact that it is at the end of the cul-de-sac, it would be unreasonable to impose conditions relating the contractors parking or working hours.

Due to the proposal being adjacent to the entrance to a block of garages and there being no neighbouring properties to the side it is considered that there would be no impact to the living conditions of any neighbouring properties.

Conclusion:

The proposal is considered to be acceptable without harm to the character of the area or the amenity of neighbouring dwellings. The application complies with the development plan policies CS5, CS17 and DSP3 and as such is recommended for Permission.

Recommendation

PERMISSION subject to conditions:

1. The development shall begin before the expiry 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) Location Plan

b) Proposed Site Plan, Floor Plans and Elevations

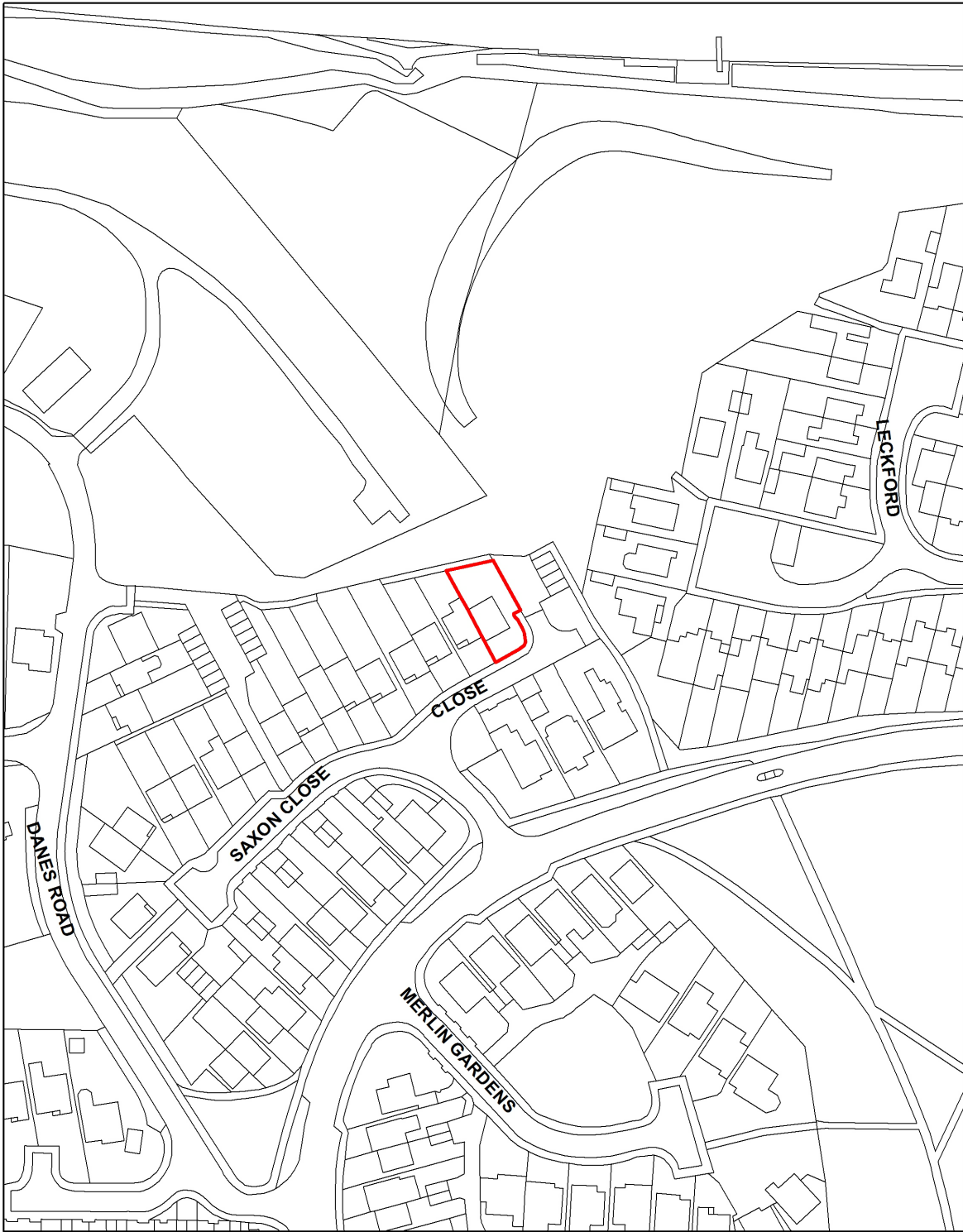
REASON: To avoid any doubt over what has been permitted.

3. The external materials to be used in the construction of the extension hereby permitted shall match those of the existing dwellinghouse.

REASON: To protect the character of the area.

FAREHAM

BOROUGH COUNCIL



18 Saxon Close
Scale 1:1250



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