

P/17/0454/FP [O]

TITCHFIELD COMMON

MRS LUCY KNIGHT

AGENT: MRS LUCY KNIGHT

SINGLE STOREY WRAP AROUND EXTENSION

19 CLARENDON CRESCENT FAREHAM PO14 4RE

Report By

Emma Marks - Direct dial: 01329 824756

Site Description

This application relates to a detached dwelling situated on the north-west side of Clarendon Crescent.

The site lies within the urban area.

Description of Proposal

Permission is sought for the erection of a single storey wrap around extension which will extend to the rear and side of the of property.

The extension measure 3.3 metres in depth, 8.8 metres in width with an eaves height of 2.2 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

Representations

One letter of representation has been received submitting the following comment:-

l) The dividing wall next to the shared driveway must not be moved or removed as this is a stipulation and obligation required to obtain neighbours support.

Planning Considerations - Key Issues

The proposed single storey extension extends to the rear of the detached property with a small section to the side which links the existing detached garage to the main house.

The closest neighbouring property is 10.5 metres away and due to the layout of the site the extension would not create any material harm on the neighbours light or outlook which they currently enjoy.

The majority of the extension is located to the rear of the site with only a small section to the side which would be visible within the street scene. Officers are satisfied that the development would not have any adverse impact on the street scene or the character of the area.

The representation received in relation to this application raised the point that if the wall to the side of the property is removed or altered then consent would be required from the surrounding neighbours. However this requirement is a civil matter not a material planning

consideration and therefore cannot be taken into account whilst determining this application.

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.

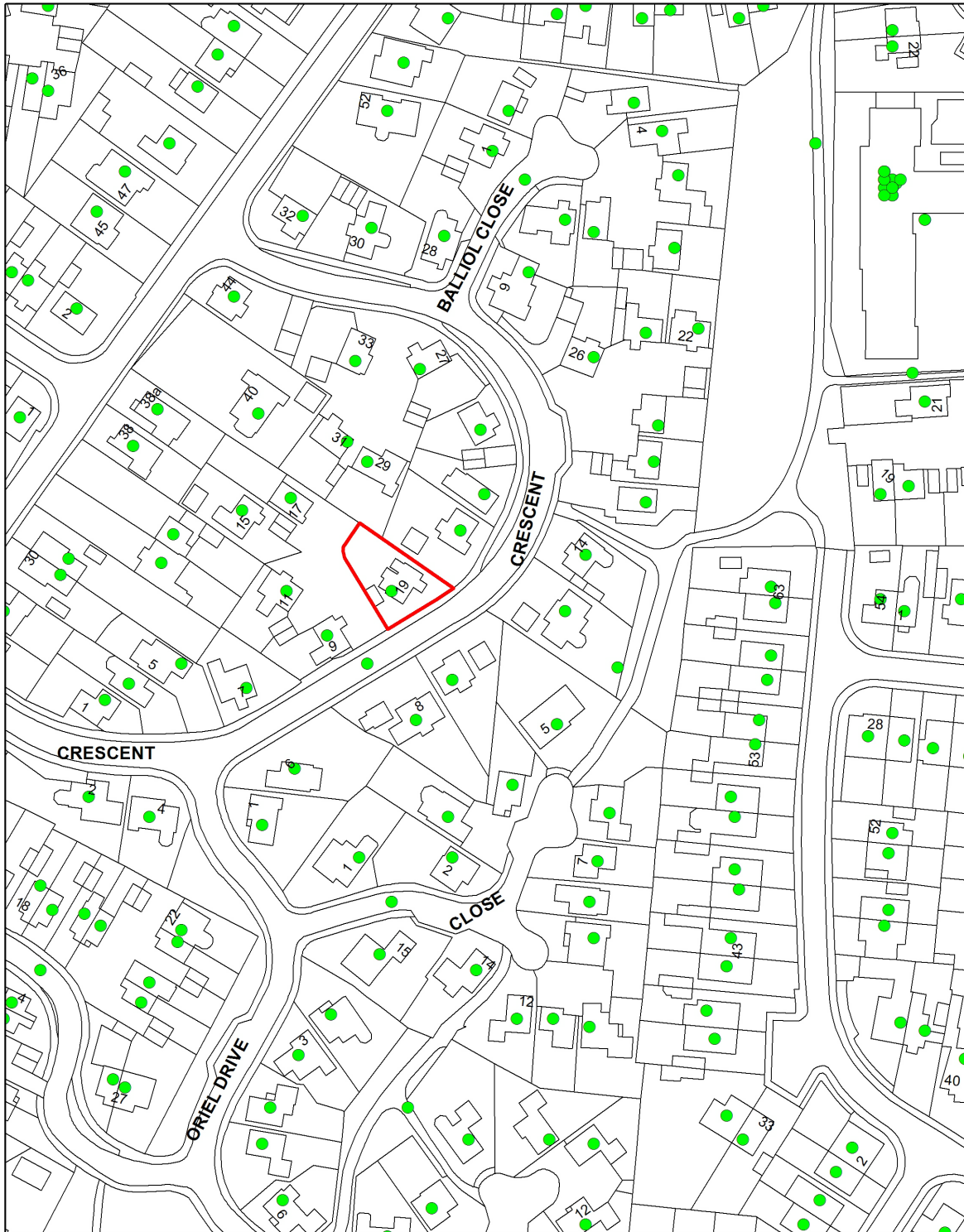
2. The development shall be carried out in accordance with the following approved documents:

a) Proposed floor and elevations plan

REASON: To avoid any doubt over what has been permitted

FAREHAM

BOROUGH COUNCIL



19 Clarendon Crescent

Scale 1: 1250



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