

OFFICER REPORT FOR COMMITTEE

DATE: 15/02/2023

**P/23/0005/FP
MRS M CARUANA**

**STUBBINGTON
AGENT: PAUL GOSLING**

FIRST FLOOR SIDE EXTENSION

10 JAY CLOSE, FAREHAM, PO14 3TA

Report By

Lucy Knight – direct dial 01329 824579

1.0 Introduction

1.1 This application has been reported to the Planning Committee for determination due to the applicant being related to an employee of Fareham Borough Council.

2.0 Site Description

2.1 The application property is located along a private drive serving four properties at the end of a cul-de-sac. The application property is a detached two storey, four bedroom house with an east facing rear garden and the frontage facing onto an area of public open space which is lined with trees.

3.0 Description of Proposal

3.1 This application seeks permission for a first floor extension over an existing single storey side element on the southern side of the property, to create a larger fourth bedroom.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17 High Quality Design

Adopted Local Plan Part 2: Development Sites and Policies

DSP3 Impact upon Neighbouring Properties

Emerging Fareham Local Plan 2037

The Fareham Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector requested a number of modifications to the Plan. The proposed modifications

were the subject of public consultation from 31st October until 12th December. The Council's Local Development Scheme schedules that the new plan will be adopted in winter 2022/23. On adoption the Local Plan will have full weight and in its current advanced stage is a material consideration for the determination of planning applications. The following draft policies of the emerging plan are of relevance.

Emerging Publication Fareham Local Plan 2037

D1 High Quality Design and Placemaking

D2 Ensuring Good Environmental Conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

5.1 There is no relevant planning history.

6.0 *Representations*

6.1 No third party letters have been received.

7.0 *Consultations*

None.

8.0 *Planning Considerations*

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal:

- a) Impact upon neighbouring properties;
- b) Impact upon the character and appearance of the area;
- c) Parking provision

a) Impact upon neighbouring properties

8.2 Policy DSP3 of the Local Plan Part 2: Development Sites and Policies and Policy D2 of the emerging Fareham Local Plan 2037 state that proposals should not result in an unacceptable adverse impact upon neighbouring properties by way of a loss of light, outlook and/ or privacy.

8.3 The proposed extension is located on the southern side of the property adjacent to the driveway serving numbers 11 and 12 Jay Close.

- 8.4 The proposal is not directly opposite the neighbouring properties but is opposite the detached double garage serving number 12. Therefore, no windows within neighbouring properties are materially impacted by the proposed extension.
- 8.5 Both numbers 11 and 12 Jay Close are approximately 10 metres away from the proposal and to the south of it. It is not considered that the light to and outlook from the neighbouring properties will be unacceptably adversely affected.
- 8.6 For these reasons, the proposal is considered to comply with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies and Policy D2 of the emerging Fareham Local Plan 2037.

b) Impact upon the character and appearance of the area

- 8.7 Policy CS17 of the Local Plan Part 1: Core Strategy and Policy D1 of the emerging Fareham Local Plan state that proposals should respect the key characteristics of the area.
- 8.8 Fareham's Design Guidance SPD states that two storey side extensions should be stepped down from the main ridge of the roof and set back from the front elevation to give a subservient appearance.
- 8.9 Due to the location of the property along a private drive it is not prominently visible when viewed from within Jay Close. The proposal will be visible from the open space through the gaps in the trees to the front of the property.
- 8.10 The proposal has been designed with its front elevation stepped back from the front elevation of the main house and the ridge height stepped down from the main ridge height of the roof resulting in a subservient appearance.
- 8.11 The proposal extends forward from an existing side projection at the property which results in a portion of flat roof; this flat roofed element is surrounded by a pitched roof which matches the pitch of the main property. If the roof had been fully pitched it would result in a much taller roof, extending above the height of the existing roof, which would not be desirable. The flat roof element is considered acceptable in design terms.
- 8.12 The external materials have been proposed to match the existing.
- 8.13 The proposal is therefore, considered to respect the key characteristics of the area and the property and complies with Policy CS17 of the Local Plan Part 1: Core Strategy, Policy D1 of the emerging Fareham Local Plan 2037 and

Fareham's Design Guidance SPD.

c) Parking provision

- 8.14 Fareham's Residential Car and Cycle Parking Standards SPD states that a four bedroom property should provide 3 off road parking space.
- 8.15 The property has four bedrooms at present and so the number of bedrooms is not increasing as a result of the proposal.
- 8.16 The site provides sufficient space for three vehicles on the existing driveway and the proposal will not reduce the existing amount of parking on site.
- 8.17 Therefore, the proposal is considered to comply with the Parking SPD.
- 8.18 In conclusion, Officers consider that the extension complies with the policies of the adopted and emerging local plan and recommend that planning permission should be granted.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this 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) Drawing No: 001 rev A – Existing Plan
 - b) Drawing No: 002 rev B – Proposed Plans
 - c) Drawing No: 003 rev A – Proposed DetailsREASON: To avoid any doubt over what has been permitted.
3. The materials to be used in the construction of the development hereby permitted shall match as closely as possible those used on the existing building unless otherwise agreed in writing with the Local Planning Authority.
REASON: To secure the satisfactory appearance of the development.

Then

9.2 DELEGATE authority to the Head of Development Management to:

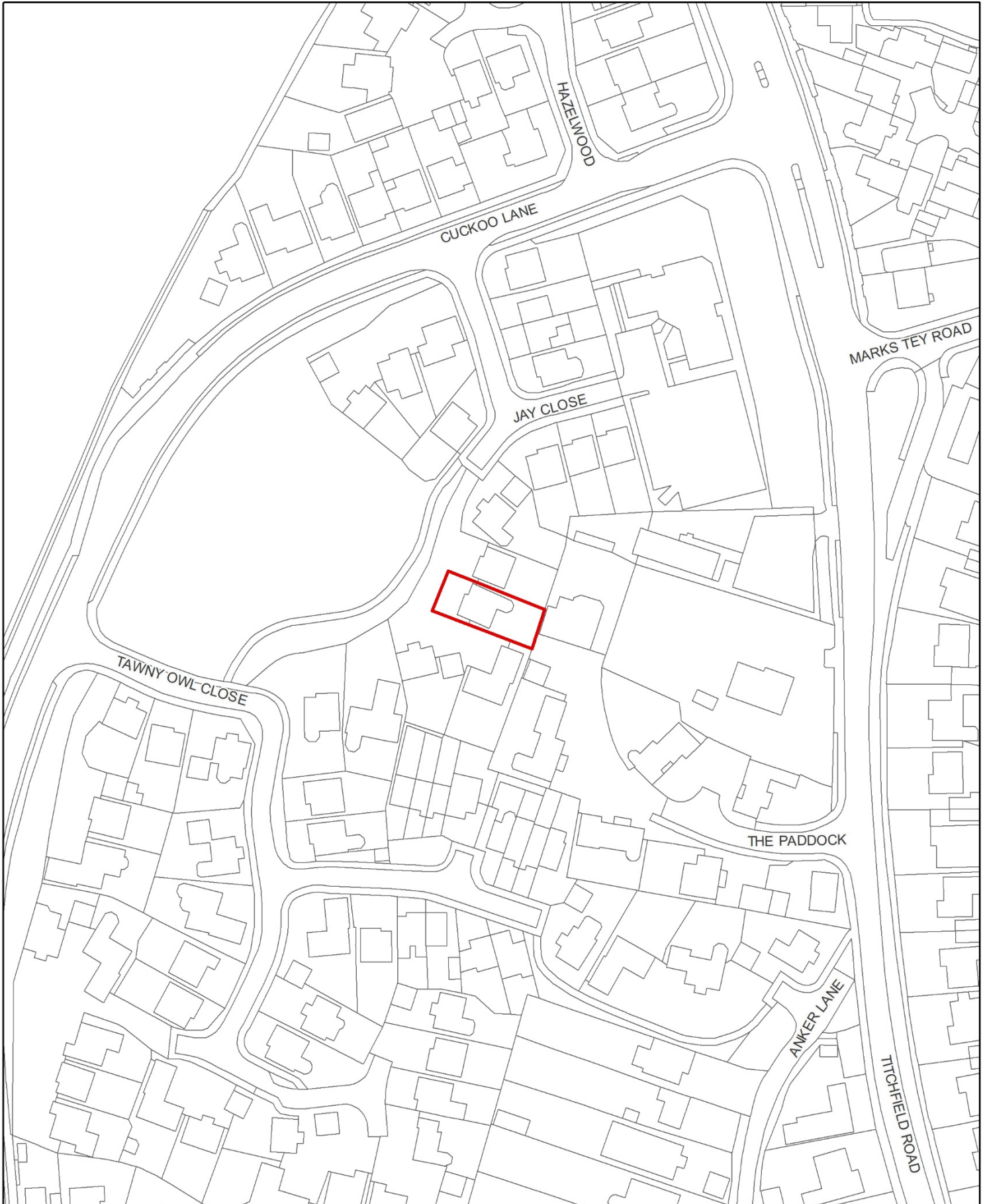
- a) agree any necessary modifications to the proposed development; and
- b) make any necessary modification, deletion or addition to the proposed conditions.

10.0 *Background Papers*

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



10 Jay Close
Fareham

Scale 1:1,250



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