

**P/14/1062/FP**

**LOCKS HEATH**

MR & MRS LEE SEWELL

AGENT: PMB ARCHITECTURE

LOFT CONVERSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION AND INTERNAL ALTERATIONS

24 LAMBOURNE DRIVE LOCKS HEATH SOUTHAMPTON SO31 6TY

***Report By***

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***Site Description***

This application relates to a semi-detached dwelling situated on the north side of Lambourne Drive which is to the east of Locks Road.

***Description of Proposal***

Planning permission is sought for four different elements which consist of the following:-

- i) A loft conversion which includes two front and one rear roof light;
- ii) Single storey front extension which measures 1 metre in depth, 3 metres in width, eaves height of 2.6 metres and a ridge height of 3.6 metres;
- iii) Single Storey rear extension which measures 3 metres in depth, 4.6 metres in width, eaves height of 2.3 metres and a ridge height of 3.3 metres;
- iv) Internal alterations

For the avoidance of doubt the single storey front extension is the only element requiring planning permission, although the applicant has included all works within the application.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

***Representations***

One letter of representation has been received raising the following concerns:-

- The front extension will severely impede on light coming through the living room making the room extremely dark;
- The height of the pitched roof on the rear extension would impact on the light into the neighbouring garden.

***Planning Considerations - Key Issues***

The application site is located on the northern side of Lambourne Drive which is to the east of Locks Road. The property is currently a three bed semi-detached dwelling and the proposed extension and alterations would create a four bed property.

Concern has been raised by the adjoining neighbouring property that the proposed front and rear extensions would have an adverse impact on the light to their property. The rear extension is proposed at a depth of 3 metres next to the party boundary which is a depth that is considered to be acceptable with an adjoining property. The front extension is proposed at a depth of one metre forward of the adjoining neighbour to the west. Officers are of the view neither the front or the rear extension would have an adverse impact on the neighbours light or outlook.

The application also includes a loft conversion with front and rear roof lights, a rear extension and some internal alterations. Officers consider these elements would not have any detrimental impact any of the neighbouring properties.

The front extension and the front roof light are the only part of the development which would be seen within the street scene. However, it is considered that they would not be out of keeping with the character of the area.

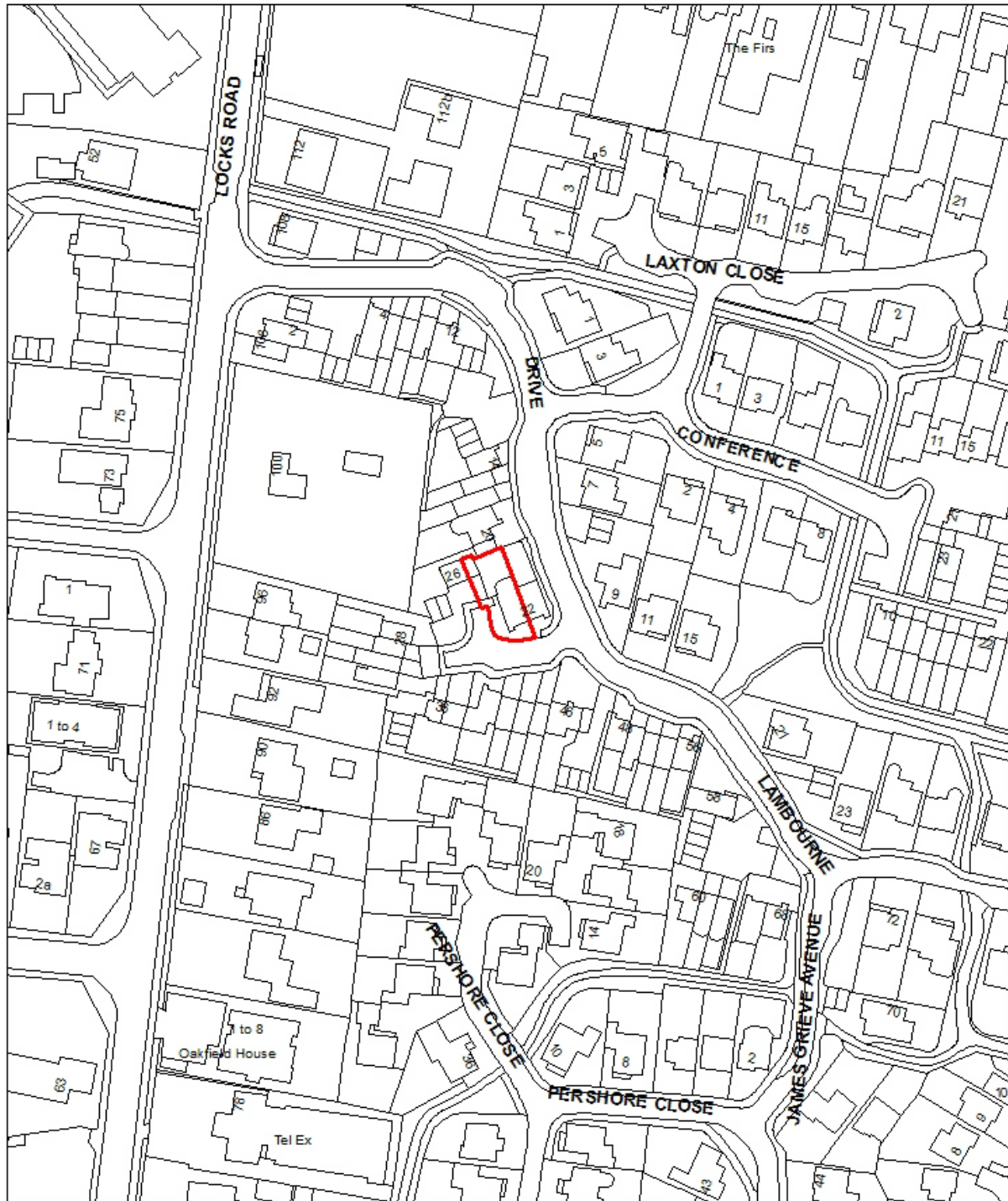
The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

***Recommendation***

PERMISSION: subject to standard conditions (time, in accordance with approved plans)

# FAREHAM

## BOROUGH COUNCIL



24 Lambourne Drive  
Scale 1:1250

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