

P/14/1134/FP

HILL HEAD

MR LUKE SMITH

AGENT: PMG BUILDING DESIGN

SINGLE STOREY AND TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION

47 NURSERY LANE STUBBINGTON PO14 2PY

Report By

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Site Description

The application site is located on the north side of Nursery Lane which is to the west of Stubbington Lane.

The site is within the urban area.

Description of Proposal

Planning permission is sought for the following development:-

- i) Single storey and two storey rear extension which measures 8.1 metres in width, 4 metres in depth, with the two storey eaves height being 4.9 metres and ridge height of 6 metres;
- ii) Single storey side extension which measures 2.3 metres in width, 7.6 metres in depth with a ridge height of 4.4 metres;
- iii) Single storey front extension which measures 1.8 metres in depth, 4.8 metres in width with an eaves height of 2.3 metres and a ridge height of 3.3 metres.

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 has been received raising the following concerns:-

- i) The side extension would have a major effect on the amount of natural light coming in through the kitchen and landing windows;;
- ii) If we were to extend our property to the same boundary would the properties be classed as terraced - not semi-detached?
- iii) The ordnance survey plan of the properties implies an oblique angle on the property borders but on the registry plans the border is perpendicular;
- iv) There are similar types of extension built to the side of properties within the area but they achieve a larger gap between the properties.

Planning Considerations - Key Issues

The application was originally submitted for a single storey rear extension, single storey front extension and single/two storey side extension. Concern was raised that the two storey side extension would have an adverse impact on the neighbours outlook/light and due to the proximity of the extension to the boundary officers considered it would have a detrimental impact on the spaciousness of the area and streetscene.

The proposal has been revised to a single storey front, side and two/single storey rear extension. The two storey extension has been relocated to the rear of the property in order to overcome the concerns raised.

The neighbouring property to the west has four windows within its side elevation and one door which would look onto the extensions. The windows serve a porch, down stairs w.c, stair well and kitchen. The only window which serves a habitable room is the side kitchen window which is a secondary window due to a window also being located on the rear elevation.

The revised proposal has moved the two storey extension to the rear of the property improving the relationship with the side kitchen window. The window would directly face the single storey side extension. Officers are of the opinion that as the kitchen also gains light and outlook from a rear window there would be no adverse impact on the neighbouring property.

Officers are also of the view that the reduction of the side extension would also retain the spaciousness of the street scene and character of the area. The front extension is also set a good distance back from the front of the site.

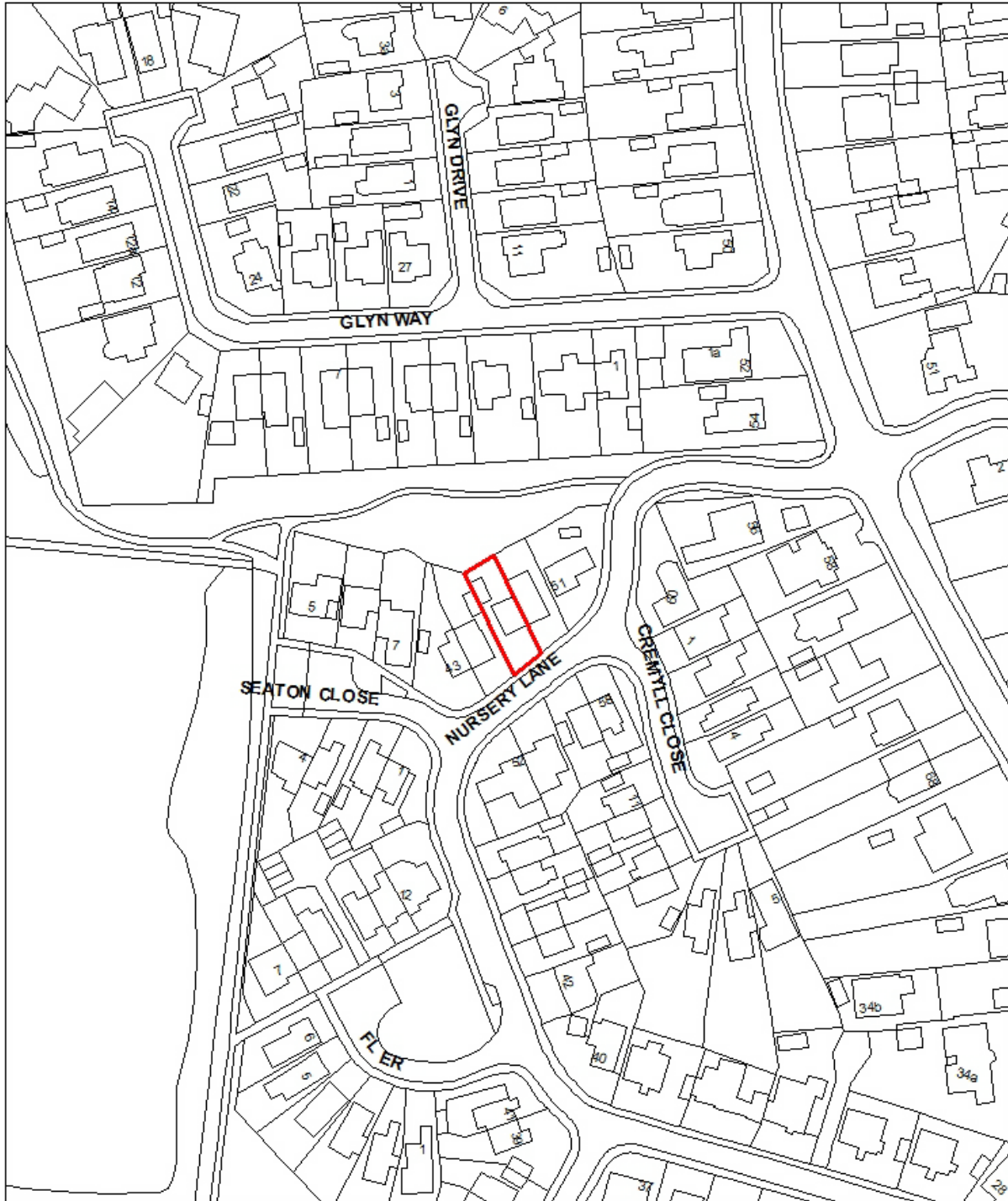
Officers are of the view that the proposal accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

PERMISSION: Commencement of development; development in accordance with submitted plans.

FAREHAM

BOROUGH COUNCIL



47 Nursery Lane
Scale 1:1250

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