

P/14/1217/FP

MRS C BENNETT

PARK GATE

AGENT: TOWN PLANNING
EXPERT

CONSTRUCTION OF TWO-STOREY EXTENSION TO THE FRONT ELEVATION
358 BROOK LANE SARISBURY GREEN FAREHAM SO31 7DP

Report By

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Site Description

This application relates to a two storey detached property located on the eastern side of Brook Lane, which is located within urban area of Park Gate.

The property is a three bedroom dwelling that benefits from an ample garden to the front and to the rear.

Description of Proposal

Planning permission is sought for a two storey front extension. The extension would be of full-width and would project from the front building line by 3 metres.

A two storey rear extension is also indicated on the proposed plans, however, this extension meets the criteria for a permitted development as set out in the Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2)(England) Order 2008 and therefore does not require planning permission.

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

Relevant Planning History

The following planning history is relevant:

P/13/1100/FP

**ERECTION OF FRONT PORCH AND TWO STOREY REAR
EXTENSION**

REFUSE

11/02/2014

Representations

Two letters of objections and one letter raising no objection has been received. The majority of the objections relate to the rear extension and side windows that do not require planning permission and cannot be considered. The objections relating to the proposed front extension are as follows:

- loss of outlook from and light to 4 Leabrook,
- loss of privacy to 360 Brook Lane,
- private covenant in place.

In addition a comment from 4 Leabrook has been received stating that the description of development is misleading as it does not include the extension to the rear. However, as explained above, the rear extension is a permitted development under the Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2)(England) Order 2008 and therefore does not require planning permission.

Planning Considerations - Key Issues

The proposed two storey front extension would project from the front building line by three metres and would have a roof line broken into three pitches. In addition a canopy supported by two columns would be constructed in the centre of the frontage.

The property is set back on its plot behind the building line of its immediate neighbours.

Residential amenities

Concern has been raised over loss of outlook from and light to 4 Leabrook. However, as the proposed extension would be located some 14 metres away from the windows of this property and would not be positioned directly opposite, it would have no detrimental impact in terms of loss of light and outlook.

Further concern has been raised over loss of privacy to the side windows of 360 Brook Lane. The proposed windows would be approximately 15 metres away from the neighbouring property and would not provide a direct but an oblique view of this property. Therefore, officers conclude that the extension due to its separation distance and spatial relationship between the two properties would not cause a loss of privacy to extent justifying refusal of this application.

As to the private covenants restricting the construction of a front extension at this property, the Local Planning Authority cannot consider these as they are made and enforced under separate legislation.

Car parking provision

The proposal triggers the requirement for further car parking provision. However, the frontage of the property is 25 metres long and 17 metres wide and therefore could accommodate the normally required three car parking spaces.

Impact on the character and appearance of the area

The extension has been sensitively designed to be sympathetic to the host dwelling and not to alter the character or appearance of the street scene.

For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal.

Therefore, conditional permission is recommended.

PERMISSION

PERMISSION: time, materials to match.

