

P/14/1253/FP

MR DON BROWN

TWO STOREY REAR EXTENSION

20 PINE WALK SARISBURY GREEN SOUTHAMPTON HANTS SO31 7DN

PARK GATE

AGENT: DAVID WINDSOR

Report By

Arleta Miszewska - Direct dial 01329 824666

Site Description

The application relates to a two storey detached dwelling located on the northern side of Pine Walk in Park Gate.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for a two storey extension at the rear of the property to provide a living room at ground floor, additional bedroom and en-suite and dressing room to serve an existing bedroom at the first floor.

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 from the adjacent property at 22 Pine Walk raising the following objections:

- the extension will give full visibility into our rear garden removing the safety, security and privacy;
- the extension will block light and further reduce the run-off surface water.

Planning Considerations - Key Issues

The proposal has been assessed on site.

The proposed two storey extension would be set away from the western boundary by some 2.85 metres and would have a sloping roof with a cropped gable end. The part of the roof that would reach 4 metres in height would be set away from this boundary by over 4 metres. Furthermore, the extension would be located to the east of the neighbouring property, 22 Pine Walk, therefore officers are of the opinion that the extension would not block light to an extent justifying a refusal of this application. Concerns have also been raised over loss of privacy. However, the extension would have no windows in the side elevation directly facing this property that would provide an opportunity for direct overlooking.

The overall area of the rear garden is approximately 288 square metres, the footprint of the proposed extension would be 32.2 square metres leaving over 250 square metres of surface for run-off water.

The extension would be located some 6 metres from the eastern boundary with 18 Pine Walk. A window is proposed to be inserted in the side elevation on the first floor level. Although no representation has been received from these neighbours, it is recommended that this window is obscure glazed and non-opening up to 1.7 metre above the finished floor level to secure the privacy of these neighbours.

The proposal triggers further requirements for an additional car parking space, however, the property is set away from the highway benefiting from a 9 metre long driveway that can accommodate cars in addition to the integral garage.

The extension would not be prominent in public vantage points and therefore would have no impact on the character and appearance of the area.

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.

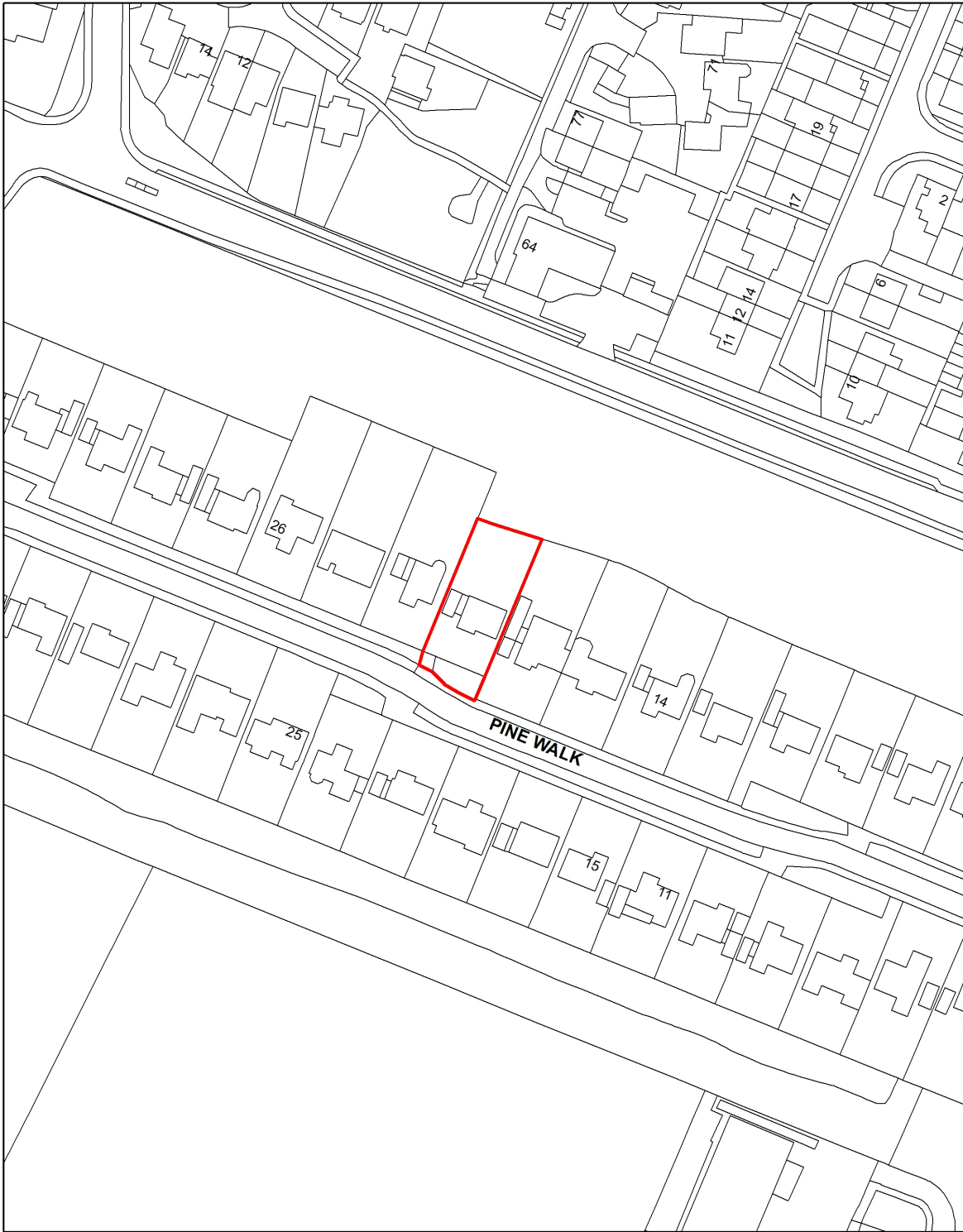
Conditional permission is recommended.

Recommendation

PERMISSION: time period for implementation; list of approved drawings; first floor side elevation window to be obscure glazed and non-opening up to 1.7m above finished floor level.

FAREHAM

BOROUGH COUNCIL



20 Pine Walk
Scale 1: 1,250



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