

P/12/0968/FP

FAREHAM WEST

MR & MRS S L & D J PRIMMER

AGENT: MARTIN MOYSE MRICS

ERECTION OF SINGLE STOREY FRONT EXTENSION

80 ABBEYFIELD DRIVE FAREHAM HAMPSHIRE PO15 5PF

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this two-storey semi-detached dwellinghouse located within the urban area. The house has an entrance porch attached to the front elevation. The frontage of the property is hardsurfaced providing parking space for vehicles and a driveway extends down the eastern side of the property to a single detached garage.

Description of Proposal

Permission is sought for the erection of a single storey front extension to the property. The extension would bring the front elevation of the house out by 1.6 metres at ground level in line with the existing entrance porch. It would feature a lean-to tiled roof.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Representations

Two letters have been received objecting to the application on the following grounds:

- Harm to outlook and light into living room of 82 Abbeyfield Drive
- Forward of established building line
- Compromise the original design of the dwellings as a matching pair
- Harmful to quality and appearance of area
- Cars will be displaced onto road causing congestion

Consultations

Director of Planning & Environment (Highways) - As there are no implications for transport or highways, no highway objection is raised to the application.

Planning Considerations - Key Issues

Planning permission was granted for a single storey front extension to the adjacent detached property, 78 Abbeyfield Drive in 2003 (planning reference P/03/0842/FP). The extension extends across the whole of the front width of the neighbouring dwelling and projects forward a distance of 1.65 metres with a tiled lean-to roof. The extension proposed at the application site, 80 Abbeyfield Drive, is almost identical in its scale, massing, design

and appearance. Officers do not consider that the proposal would be harmful to the appearance of the house or the character of the surrounding area given the similar development which has taken place previously.

The proposed extension would project 1.6 metres further forward than the original front elevation of the house and that of the adjoining house, 82 Abbeyfield Drive. The Council's approved Extension Design Guide explains that extensions up to a maximum of 3 metres along party boundaries will ordinarily be considered acceptable in terms of the likely impact on the light and outlook enjoyed by neighbours. The extension is in accordance with these guidelines and Officers are of the view that there would be no detriment to the amenities of the occupants of the adjoining house.

A parking layout plan has been submitted with the application to demonstrate that the frontage is currently capable of providing space for two vehicles to park side by side and that the development would not hinder this provision. The proposal would not reduce parking capacity on the site and would not therefore lead to the displacement of vehicles onto the highway where they may add to parking congestion.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed extension would not harm the amenities of neighbours, the appearance of the dwelling or the character of the streetscene. There would be no implications for parking provision on the site which would remain at an acceptable level. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

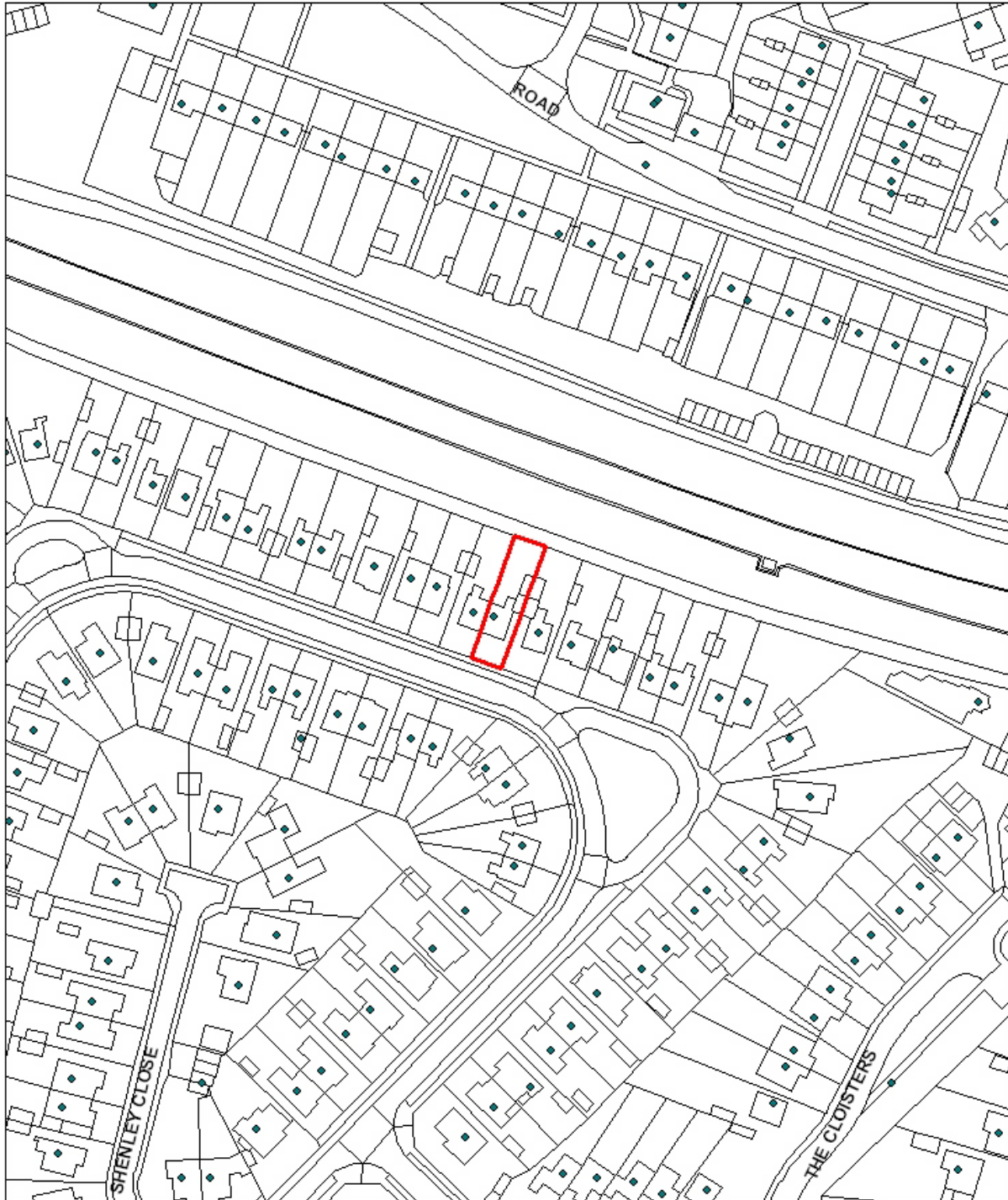
PERMISSION: materials to match

Background Papers

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FAREHAM

BOROUGH COUNCIL



80 ABBEYFIELD DRIVE
SCALE 1:1250

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