

**P/12/0964/FP**      **[O]**

**STUBBINGTON**

MRS P WEST

AGENT: MARTIN MOYSE MRICS

PROVISION OF NEW PITCHED TILED ROOF OVER EXISTING CONSERVATORY

60 NEWGATE LANE FAREHAM HAMPSHIRE PO14 1BE

***Report By***

Brendan Flynn - Ext 4665

***Site Description***

This application relates to a large detached property set in a substantial garden on the east side of Newgate Lane.

***Description of Proposal***

Planning permission is sought for the provision of a new pitched tiled roof over an existing rear conservatory.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS14 - Development Outside Settlements

CS22 - Development in Strategic Gaps

***Relevant Planning History***

The following planning history is relevant:

<b><u>P/02/0736/FP</u></b>	<b>Erection of Single Storey Rear Extension and Conservatory</b>
	PERMISSION      23/07/2002

***Representations***

None received

***Consultations***

None

***Planning Considerations - Key Issues***

This application relates to a large detached property set in a substantial garden on the east side of Newgate Lane. Planning permission is sought for the provision of a new pitched tiled roof over the existing rear conservatory. The proposed roof relates well to the recipient property and is considered to be a sympathetic addition.

There are no neighbour amenities to consider. Officers are of the opinion that the application would not have an adverse impact on the character of the area and street scene. The application complies with the Adopted Fareham Borough Core Strategy.

***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Local Plan as set out

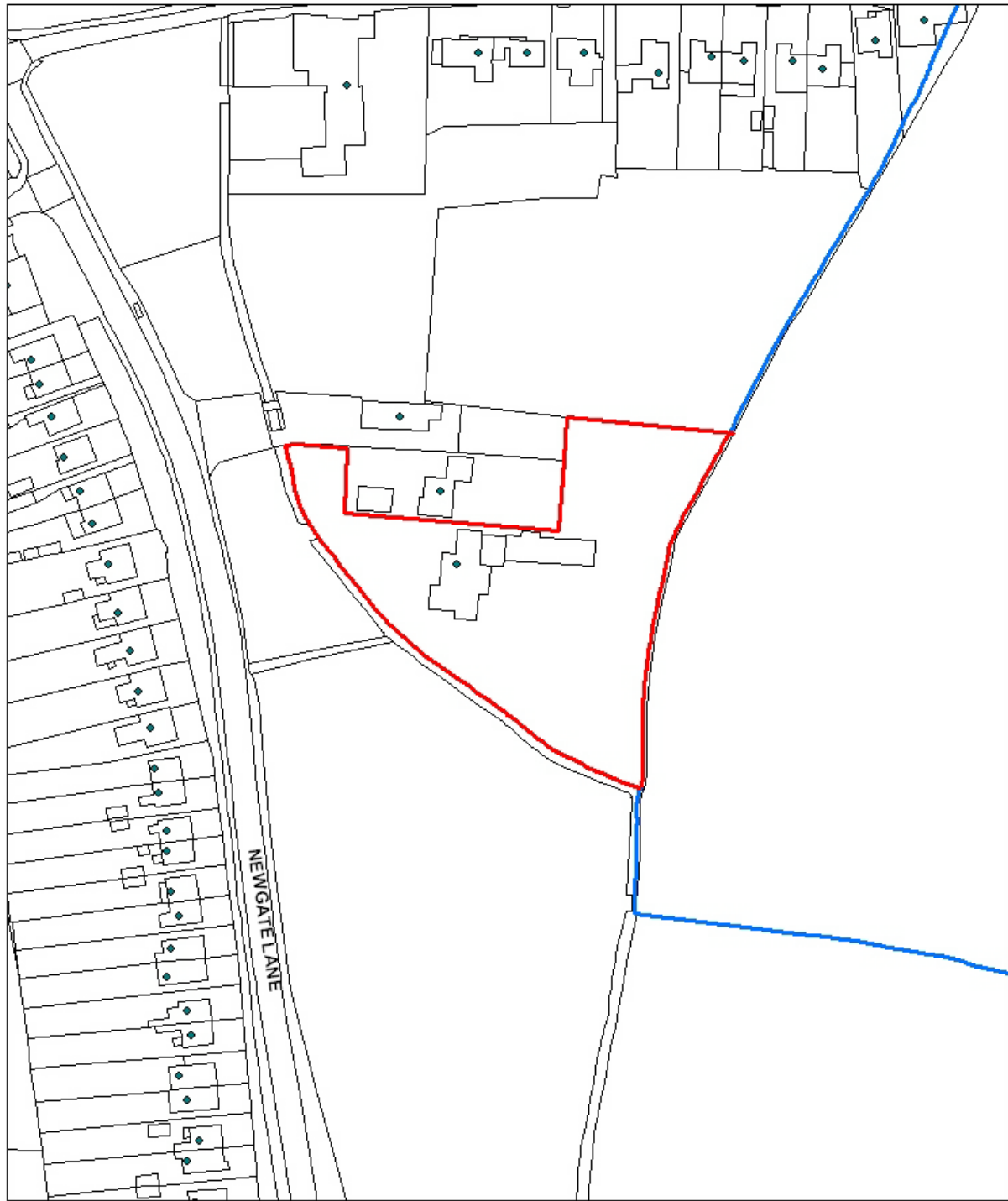
in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions 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

# FAREHAM

## BOROUGH COUNCIL



60 NEWGATE LANE  
SCALE 1:1250

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