

P/12/0984/FP [O]

PORTCHESTER EAST

MR & MRS ANDREW
SCRIBBENS

AGENT: MR KEITH CRESDEE

ERECTION OF SINGLE STOREY REAR EXTENSION

64 CASTLE STREET PORTCHESTER PO16 9PX

Report By

Brendan Flynn - Ext 4665

Site Description

This application relates to a mid terrace house situated on the eastern side of Castle Street.

Description of Proposal

Planning permission is sought for the erection of a single storey rear extension, following the demolition of the existing lean-to conservatory.

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)

Representations

None received

Planning Considerations - Key Issues

This application relates to a mid terrace house situated on the eastern side of Castle Street. Planning permission is sought for the erection of a single storey rear extension, following the demolition of the existing lean-to conservatory. The proposed extension has been designed to be subservient to the main dwelling.

The neighbouring property to the north has an existing lean-to conservatory that projects two metres from the rear elevation. The neighbouring property to the south has an existing single storey rear extension that projects four metres from the rear elevation.

Officers are of the opinion that the proposed extension would not have an adverse impact on the neighbours amenities or 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



64 CASTLE STREET
SCALE 1:1250

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