

P/15/0292/FP

FAREHAM NORTH

MR PHILLIP WARD

TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION.

25 PARK LANE FAREHAM HAMPSHIRE PO16 7LE

Report By

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Introduction

The application has been included on the agenda for consideration at the planning committee as the plans were prepared by an employee of the council.

The plans originally submitted have been amended to incorporate a gable end to the front extension.

Site Description

The site is located on the western side of Park Lane. Park Lane is characterized by regularly spaced, detached, residential properties set within generous plots.

Number 25 Park Lane is a two storey, detached dwelling with an attached garage. The dwelling is set back from the front of the plot by approximately 30 metres with a hard standing providing parking for several cars to the front of the house. The land to the rear of the dwelling is grassed with a patio area to the immediate rear.

The land within the site is level.

There are residential properties on either side of the site and to the rear.

Description of Proposal

The application is for a two storey side extension and a single storey rear extension. The side extension at first floor level, would be the same width as the existing garage and would project 0.5 meter beyond the front elevation. This part of the proposal would have a gable end.

The proposed single storey rear extension would span the full width of the host property and be 4 meters in depth. The extension would have a flat roof with a lantern top.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

None received

Consultations

None required.

Planning Considerations - Key Issues

Principle of development

The proposed development is to an established residential property and is therefore acceptable in principle subject to material considerations.

Effect on the character of the area

The proposed extension is in proportion to the host property and is considered to be of an appropriate design. While the side extension would project 0.5 metre forward of the front elevation, it is similar in design to others in the area and it's position set back from the front of the plot would prevent it from appearing overly dominant.

Overall the proposal is considered to be in keeping with the character of the area.

Effect on the amenities of neighbouring properties

Number 27 (north of the site) has a small conservatory on its south elevation which is used as a study. Number 27 also incorporates a landing window in the south elevation, at first floor level. The proposed side extension would be visible from within the conservatory, however it is not expected to have a significant adverse impact on the outlook, as the main outlook is to the west, over the rear garden, rather than to the south. The extension would be located to the south of the conservatory, but would not have a significant impact on the amount of available sunlight, as this is already compromised to a degree by the proximity of the host property. The proposed side extension does not contain any windows in the north elevation and therefore would not have any impact on the privacy of the occupiers of no. 27.

The proposed extension would enable some views of no. 27's rear garden, however the position of the window is such that any overlooking would be at an oblique angle and therefore not overt.

The proposed single storey rear extension would also be visible from no. 27, however it is modestly proportioned, with a flat roof and therefore would not have a significant impact on no. 27's amenities.

The proposed single storey extension would not have any impact on no. 23 as it would be located beyond no. 23's rear extension which does not have any windows in it's north elevation.

Recommendation

PERMISSION, Subject to conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning

(Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- location plan licence no. 100041040
- Existing plans, elevations and site plan
- Proposed plans and elevations (as amended) dated April 2015

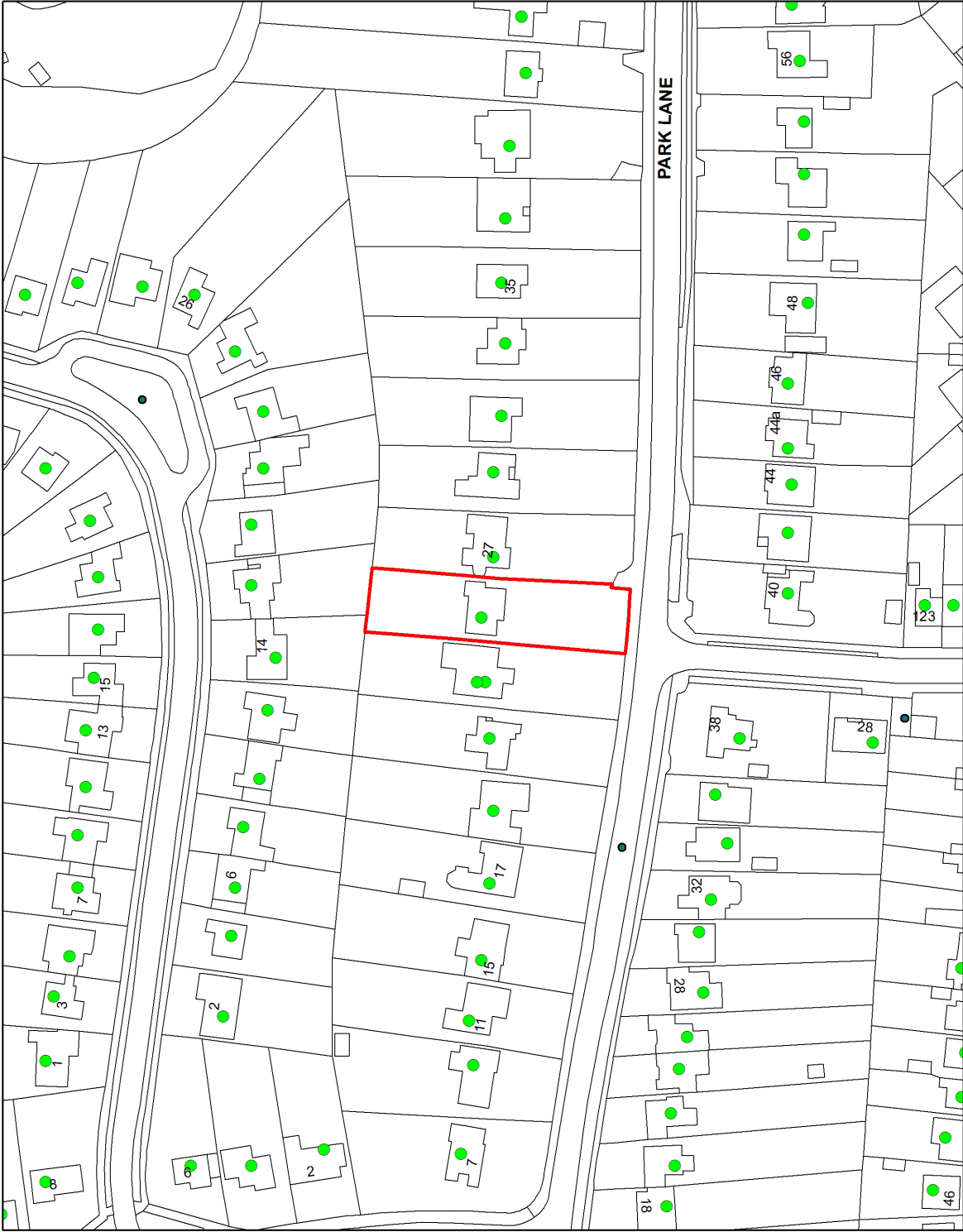
Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building unless otherwise agreed in writing with the local planning authority.

REASON: To secure the satisfactory appearance of the development.

FAREHAM

BOROUGH COUNCIL



25 Park Lane
Scale 1:1250



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