

P/15/0366/FP [O]

MR A NEWBY

RAISED DECKING AT REAR

62 BELVOIR CLOSE FAREHAM PO16 0PP

FAREHAM SOUTH

AGENT: MR ALAN NEWBY

Report By

Richard Wright - Direct Dial 01329 824758

Site Description

The application site comprises a two storey terraced dwelling within the urban area.

The rear garden is at a significantly lower level than the ground floor of the house. A set of concrete steps leading from a raised concrete landing provide access from the kitchen down to the garden. These steps are shared with the adjacent property to the east.

Description of Proposal

This application proposes a raised decking area to the rear of the house.

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

No comments received.

Planning Considerations - Key Issues

The main issue in this case is whether the raised decking would provide views into neighbouring properties which would harm the level of privacy their occupants currently enjoy.

To the west the adjacent property has a rear conservatory which has been built so as to have an internal floor level the same as the rest of the house. The decking would be approximately the same level as the conservatory floor. Whilst there are windows in the side of the conservatory facing into the application site these are obscured and fixed shut. The proposed decking would have a visibility screen (a section of trellis screening) erected along this boundary to help further prevent any views into the conservatory from the decking. As a result there would be no loss of privacy for the neighbours.

The adjacent property to the east has a raised concrete landing area matching that in situ at the application site. At present there is nothing whatsoever to screen views from one landing area to another or oblique views into each other's rear gardens. There is also no boundary treatment between the two rear gardens other than a low level picket fence. Whilst the decking area would create a larger raised area than exists at present and one

which would be big enough to accommodate a table and chairs, the degree of overlooking is not considered to be harmful to the privacy of the neighbours living next door given the current arrangement.

Conclusion

In summary, the proposed decking area would not give rise to views that might harm the level of privacy neighbours in adjacent properties currently enjoy.

The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

PERMISSION subject to conditions:

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

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

a) Location plan - drawing no. BC-001

b) All plans - drawing no. BC-002

c) Detailed construction drawing of proposed decking

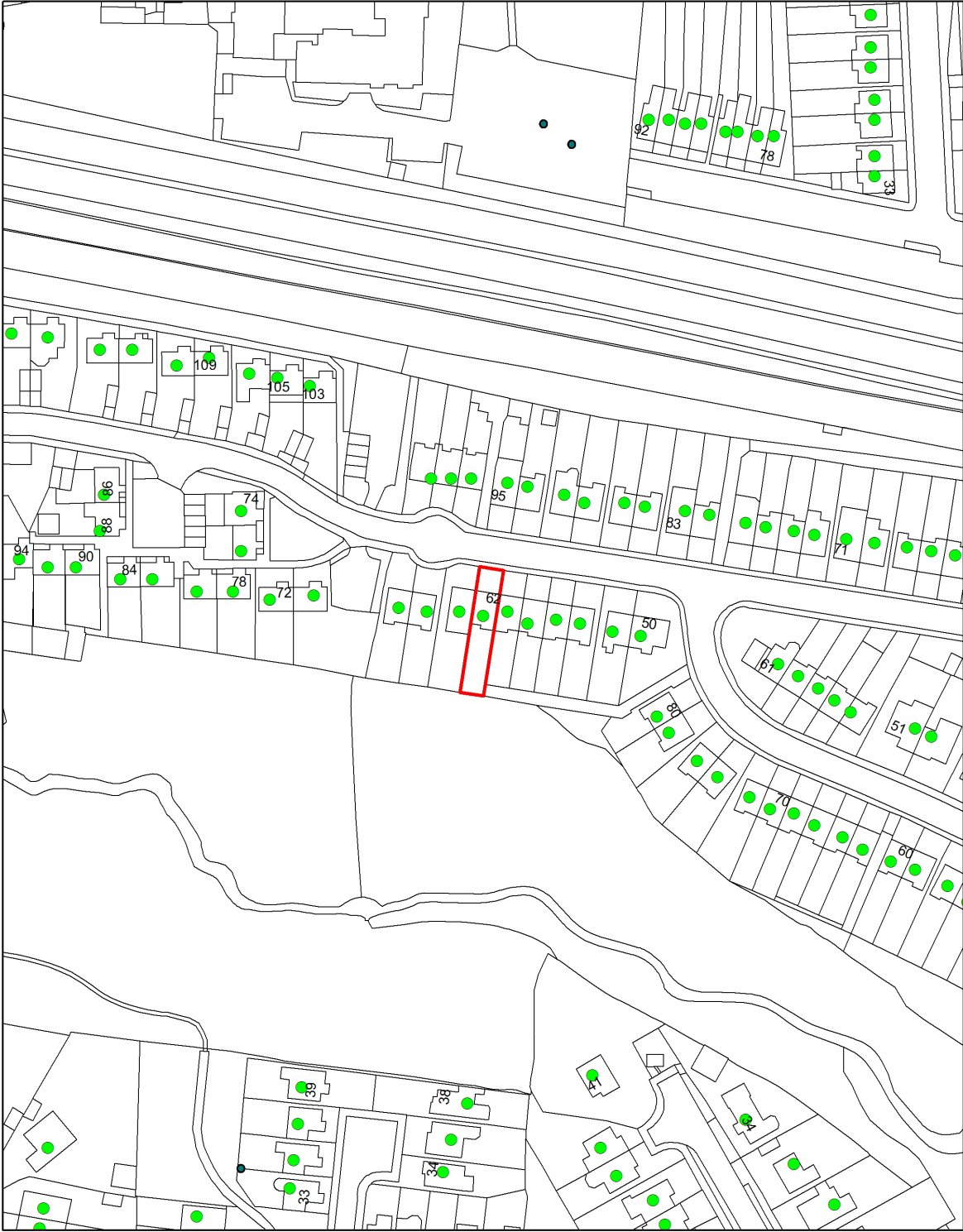
REASON: To avoid any doubt over what has been permitted.

3. Before the decking hereby permitted is first brought into use the 1.8 metre high visibility screen shall be erected in accordance with the approved drawing no. BC-002. The visibility screen shall be retained in that condition thereafter at all times unless otherwise agreed in writing by the local planning authority.

REASON: To help protect the privacy of the occupants of the adjacent property.

FAREHAM

BOROUGH COUNCIL



62 Belvoir Close
Scale 1:1250



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