

P/15/0579/FP

D P WOodd & N A WOodd

HILL HEAD

AGENT: D P WOodd & N A
WOodd

SINGLE STOREY FRONT/SIDE EXTENSION

40 SOLENT ROAD HILL HEAD FAREHAM HANTS PO14 3LD

Report By

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Introduction

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

Site Description

The application relates to a single storey detached dwelling situated on the eastern side of Solent Road, which is located within Hill Head ward.

The nearby street comprises a mixed character formed by properties of various sizes, storey heights and architectural features.

Description of Proposal

Single storey front extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

Representations

No representations have been received.

Planning Considerations - Key Issues

The proposal has been assessed on site.

The extension, due to its size, design and location in relation to the adjacent properties does not raise concerns over impact on the living conditions of these neighbours, in terms of loss of privacy, outlook and light.

The proposal would result in an increase from three to four bedrooms. The frontage of the dwelling can easily accommodate three parking spaces for this size of property, therefore the proposal is acceptable in highway terms.

A revised plan has been submitted showing the ground floor en-suite window to be obscure glazed and the new window within the existing property has been moved so that it would not directly look into the adjacent neighbours' living room window.

For the reasons given above, planning permission is recommended.

Recommendation

PERMISSION:

1. The development shall begin before 23th July 2018.

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:

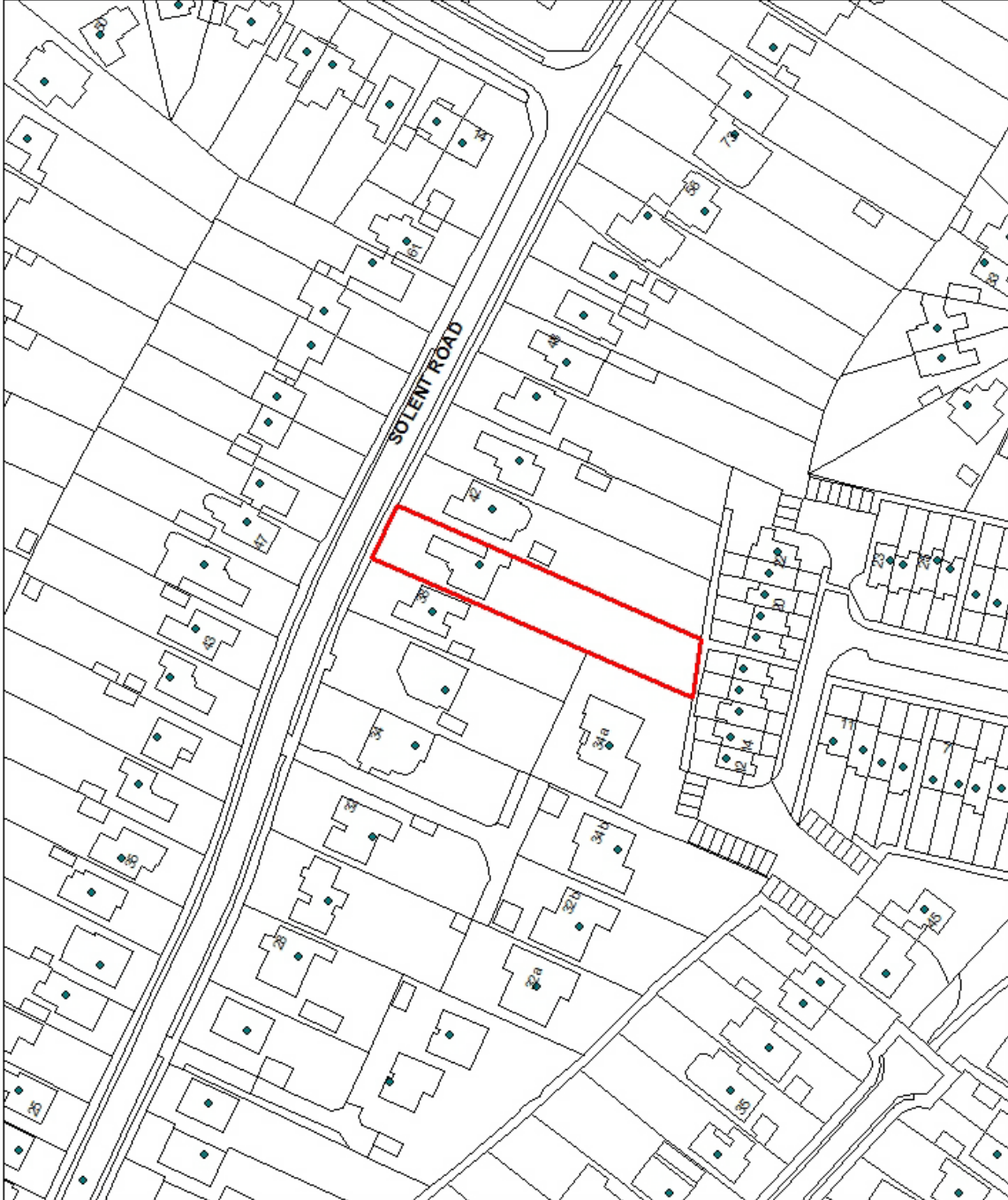
a) Proposed site layout plan at 1:500;

b) Proposed ground floor plan and elevations received on 6 July 2015.

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

FAREHAM

BOROUGH COUNCIL



40 SOLENT ROAD
SCALE: 1:1,250

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