

**P/13/0006/FP [O]**

**TITCHFIELD**

MR NEIL HOGG

AGENT: MR NEIL HOGG

RETENTION OF SINGLE STOREY REAR EXTENSION AND ERECTION OF DETACHED GARAGE IN REAR GARDEN

18 FRIARS POND ROAD FAREHAM HANTS PO15 5LU

***Report By***

Emma Marks Ext.2677

***Site Description***

This application relates to a detached dwelling on the east side of Friars Pond Road which is to the north of Catisfield Road.

***Description of Proposal***

Planning permission is sought for the retention of a single storey rear extension which measures 5.3 metres in depth, 6.750 metres in width with a ridge height of 5 metres.

The application also includes the erection of a detached garage within the rear garden which measures 5.450 metres in depth, 5.950 metres in width with a ridge height of 3.6 metres

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Representations***

One letter of representation has been received raising the following comments:-

- i) no objection to the footprint of the extension but the roof is oppressive
- ii) Affect on outlook from the neighbouring dwelling
- iii) Concern over future privacy of neighbouring garden if a raised patio or decking area were to be constructed
- iv) No objection to the garage provided it does not exceed 3.6 metres in height.

***Planning Considerations - Key Issues***

This application relates to a detached dwelling on the east side of Friars Pond Road which is to the north of Catisfield Road. Planning permission is sought for the retention of a single storey rear extension and erection of a detached garage within the rear garden.

The representation received has raised the concern regarding the gable roof that has been constructed on the rear extension. Officers have considered the design and size of the extension and its position in relation to the neighbouring property.

The neighbouring property to the north east, 17 Friars Pond Road is set back on its plot. Its nearest window, a secondary bedroom window, is situated approximately 5 metres away from the extension, but at an oblique angle. Officers are of the opinion that in light of this distance,

the orientation and its gable roof design, the extension does not have an adverse impact on the neighbours light or outlook.

Concern was also raised regarding any future decking or raised patio area that maybe erected outside the rear extension. This application does not include a raised decking/patio area; planning permission would be required for any raised decking/patio which measures over 300mm in height above the ground level.

The detached garage at the rear of the property is within 12 metres of the nearest residential property to the rear. Officers are of the view that due to the distance achieved and the height of the garage there would not be a detrimental impact on the neighbours light or outlook.

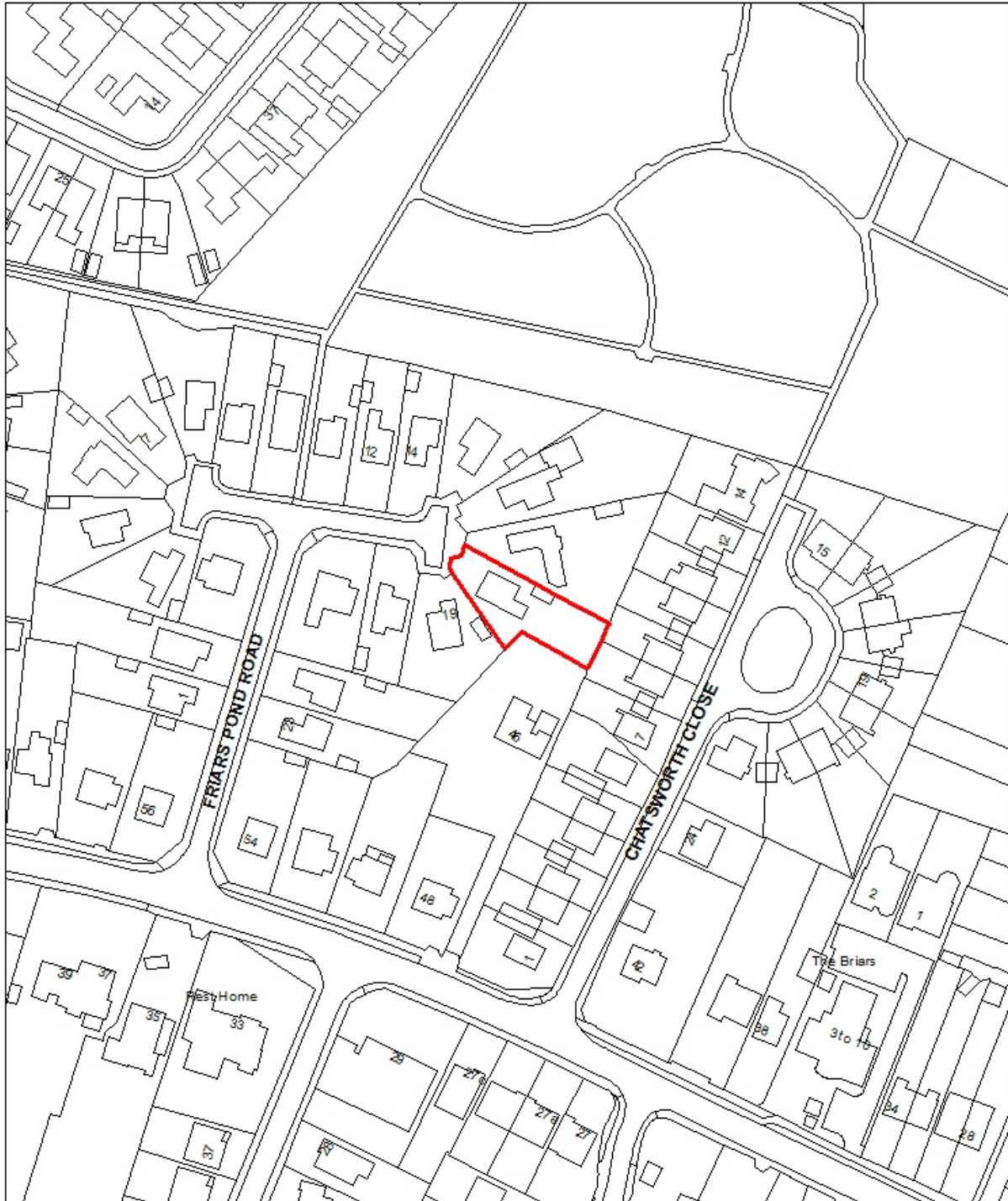
Officers consider the application to be acceptable and comply with the Adopted Fareham Borough Core Strategy.

### ***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.

# FAREHAM

## BOROUGH COUNCIL



18 Friars Pond Road  
Scale 1:1250

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