

P/13/0051/FP
MR R TAYLOR

SARISBURY
AGENT: JENKINS
ARCHITECTURE LTD

ERECTION OF PART SINGLE PART TWO STOREY SIDE EXTENSION.
12 LAWSON CLOSE SWANWICK SO31 7DJ

Report By

Richard Wright Ext.2356

Site Description

The application site comprises the residential curtilage of this two storey end-of-terrace house located within the urban area. The property occupies a corner plot in Lawson Close.

Description of Proposal

Permission is sought for the erection of a part single storey, part two-storey side extension to the dwelling. The two storey element of the extension would be set back from the existing front elevation of the house by approximately two metres.

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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Representations

One letter has been received in support of the application with the following comments:

- Doesn't look out of place
- Makes good use of the available ground space

Consultations

Director of Planning & Environment (Highways) - No objection

Planning Considerations - Key Issues

- i) Effect on appearance of dwelling and character of streetscene

The proposed extension is neatly subservient in its design with the first floor element set back from the frontage of the existing house and ground floor element and with a lower roof ridge proposed. The proposed use of materials are in keeping with the existing dwelling.

At present the open space between the northern side elevation of the house and the adjacent highway contributes significantly to the spacious character and visual amenity of the streetscene as it curves around the corner plot. The space about the building ensures consistency in the built form of the street being set back from the highway at all points.

In contrast the proposed extension would occupy this space and at its closest the two storey flank wall of the extension would stand at around 300mm from the edge of the pavement. The height, depth, bulk and massing of the extension in such close proximity would be an overbearing and dominant form of development harmful to the visual appearance of the streetscene and spatial character of the area. Accordingly the proposal is considered contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and the approved Extension Design Guide.

ii) Effect on living conditions of neighbours

There would be no harmful effect on the living conditions of neighbours with regards to light, outlook or privacy.

iii) Parking provision and highway safety

The Council's Highway adviser has commented on the application and raised no objection with regards to matters of parking provision and highway safety.

Reasons For Refusal

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policy CS17 of the adopted Fareham Borough Core Strategy and the approved Extension Design Guide. By virtue of its prominent siting, height, bulk, design and proximity to the southern boundary, the proposed extension would unacceptably reduce the space about the building to the detriment of the spatial character and visual amenities of the street scene. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Recommendation

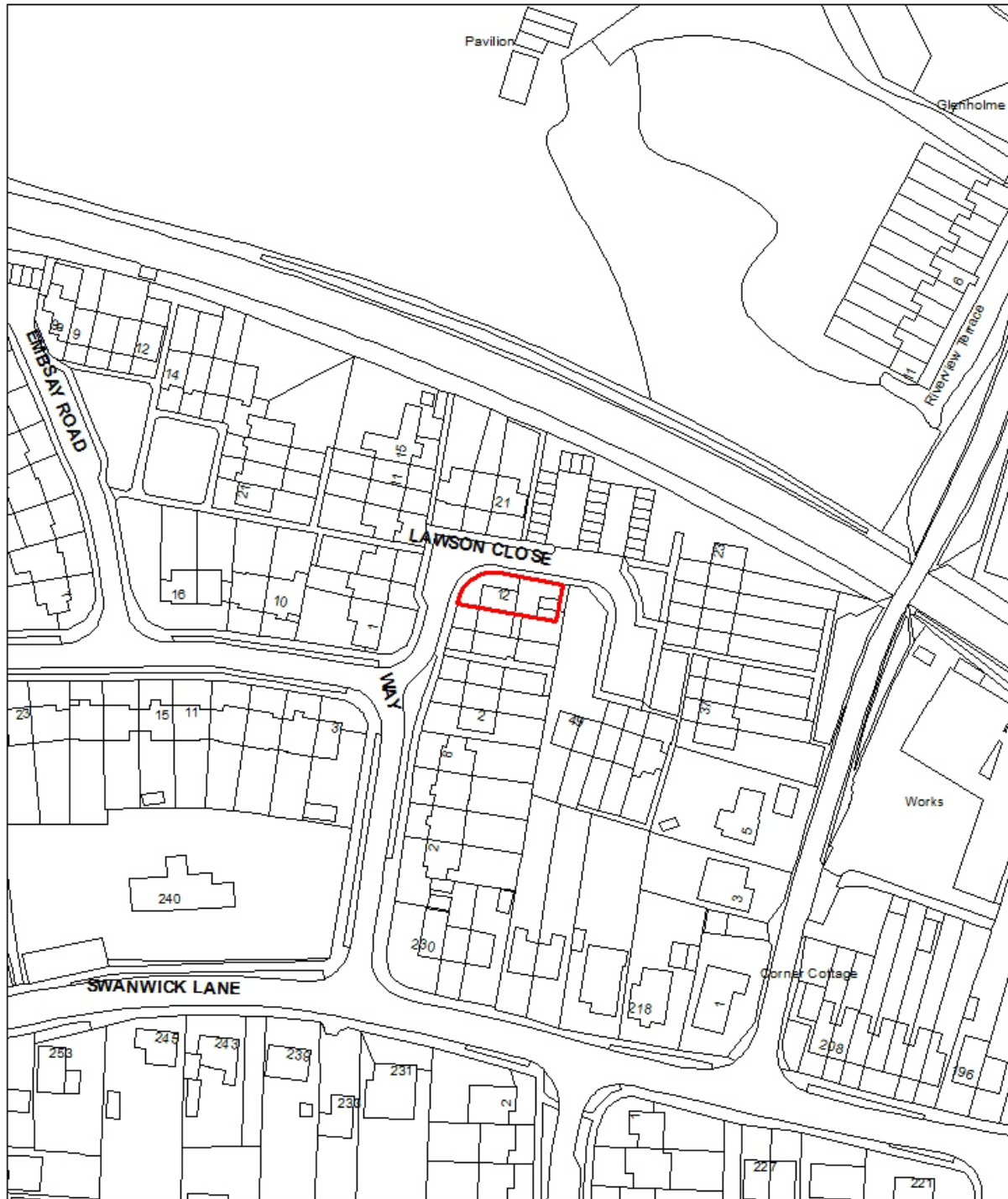
REFUSE: Contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and the approved Fareham Borough Council Extension Design Guide; harmful to spatial character and visual amenities of the streetscene

Background Papers

P/13/0051/FP

FAREHAM

BOROUGH COUNCIL



12 Lawson Close
Scale 1:1250

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