

P/15/0908/FP [O]

FAREHAM WEST

MR TOM WRENN

AGENT: PMG BUILDING  
DESIGN&CONSULTANC

SINGLE STOREY PORCH EXTENSION AND PROVISION OF PITCHED ROOF OVER  
EXISTING FLAT ROOF

7 MARGARITA ROAD FAREHAM PO15 5HG

***Report By***

Emma Marks Tel: 01329 824756

***Site Description***

The application relates to a semi-detached dwelling on the west side of Margarita Road which is to the north of Blackbrook Road.

***Description of Proposal***

Permission is sought for the erection of a porch extension and provision of pitched roof over an existing flat roof at the front of the property.

***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 at the time of writing this report.

***Planning Considerations - Key Issues***

The property currently has a flat roof area over an existing bay window and front porch. This application is applying to add a pitched roof over the bay and extend the porch by 665mm in depth with a dual pitched roof over.

There are many properties within the immediate area which have added larger porches and a pitched roof over the bay. Officers are satisfied that the development would be in keeping with the street scene and would not have an adverse impact on the character of the area.

There are no neighbour issues created by the development.

The proposal accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and is considered acceptable.

***Recommendation***

PERMISSION subject to conditions:

1.The development shall begin before 15th October 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)Existing plans & proposed plans - Drawing number 001 rev A

b)Proposed structural, plans proposed section & construction notes - Drawing number 002 rev A

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

# FAREHAM

## BOROUGH COUNCIL



7 MARGARITA ROAD  
SCALE: 1:1,250

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