

**P/16/0057/FP [O]**

**PORTCHESTER WEST**

MR & MRS W KNIPE

AGENT: P M G BUILDING  
DESIGN & CONSULTANCY

PORCH EXTENSION WITH CANOPY ROOF, LOFT CONVERSION INCLUDING HIP TO GABLE EXTENSION, REAR DORMER AND SINGLE STOREY REAR EXTENSION

12 LAVEROCK LEA PORTCHESTER FAREHAM HAMPSHIRE PO16 8DA

***Report By***

Emma Marks. Direct dial 01329 824756

***Site Description***

This application relates to a semi-detached dwelling situated on the north side of Laverock Lea which is to the east of Richmond Rise.

***Description of Proposal***

Permission is sought for the following:-

- i) Single storey flat roof rear extension measuring 2.219 metres in depth and 2 metres in height.
- ii) Loft conversion which includes the build up of the hipped roof to a gable, three rooflights in the front roof plane and a rear dormer measuring 5.6 metres in width and 2.3 metres height.
- iii) Front porch measuring 1.350 metres in depth, 2.7 metres in width and 3.7 metres in height with a front canopy spanning the entire front elevation.

***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

***Relevant Planning History***

The following planning history is relevant:

**P/12/0130/FP**

**ERECTION OF SUMMERHOUSE AND DECKING AT NORTHERN  
EXTENT OF REAR GARDEN**

APPROVE 29/03/2012

***Representations***

No representations have been received at the time of writing this report.

***Planning Considerations - Key Issues***

The property currently has a single storey flat roof rear extension. The proposal includes increasing the depth of this extension by a further 2.219 metres. The adjoining

neighbouring property has also extended at ground floor and the new extension would extend 2.219 metre deeper beyond this property. As a result the proposal will not have an adverse impact on the neighbours light and outlook which they currently enjoy.

The loft conversion includes the build-up of the hipped roof to a gable, front roof lights and a rear dormer window. The adjoining neighbour has previously converted their loft in a similar manner as that proposed. The loft conversion will not harm the living conditions of the occupiers of neighbouring properties and its design is in keeping.

Lastly, the application proposes to erect a front porch and canopy. The porch is modest in size and both the porch and canopy have been designed sympathetic to the street scene and character of the area.

Officers are of the view that 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 within three years of the date of the decision notice.

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



12 Laverock Lea  
Scale 1:1250

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