

**P/13/0058/FP**

MR SCOTT LOVEDAY

**WARSASH**

AGENT: MRS MELISSA  
PARSONS

ERECTION OF SINGLE STOREY REAR EXTENSION AND LANTERN LIGHT TO FORM  
SUNROOM

121 FLEET END ROAD WARSASH SO31 9HJ

***Report By***

Emma Marks Extn.2677

***Site Description***

The application site is located a short distance to the south of the Junction of Fleet End Road with Dibles Road and Fleet End Bottom. Although it is identified as being outside of the built up area, and part of a strategic gap, it does form a part of a continuously built frontage in this location.

The property is a bungalow with rooms in the roof space and has been previously extended with permission. Both adjoining properties are bungalows with No.123 to the south having been substantially extended.

***Description of Proposal***

The proposed development comprises the addition of a further ground floor extension to the rear of the bungalow measuring 4 metres deep across the full width of the dwelling. The extension would be flat roofed with a centrally placed glazed lantern light.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS14 - Development Outside Settlements

CS22 - Development in Strategic Gaps

***Relevant Planning History***

The following planning history is relevant:

**P/10/0302/FP**      **ERECTION OF DETACHED GARAGE WITH STOREROOM OVER  
(ALTERNATIVE TO P/08/1313/FP)**  
PERMISSION      01/06/2010

**P/10/0098/FP**      **ERECTION OF DETACHED GARAGE WITH STOREROOM OVER  
(ALTERNATIVE TO P/08/1313/FP)**  
WITHDRAWN      30/03/2010

**P/09/0595/FP**      **ERECTION OF REAR EXTENSION & ALTERATIONS TO ROOF TO  
PROVIDE 1ST FLOOR ACCOMMODATION INC. EXTENDED SIDE  
DORMER (PART ALTERNATIVE TO P/08/1313/FP)**  
PERMISSION      10/09/2009

**P/08/1313/FP**

**ERECTION OF REAR EXTENSION, ALTERATIONS TO ROOF TO  
PROVIDE FIRST FLOOR ACCOMMODATION, CAR PORT AND  
REPLACEMENT GARAGE WITH STORAGE OVER  
PERMISSION 20/02/2009**

***Representations***

One letter of representation has been received raising concern that the proposed flat roof could be used as a balcony.

***Planning Considerations - Key Issues***

In principle the extension of this dwelling, albeit within the countryside and a strategic gap, is acceptable in policy terms provided that it does not adversely affect the character of the landscape and does not physically or visually diminish the separation of settlements.

In this case the extension is wholly to the rear of the property so that there would be no increase in the visual impact of the dwelling upon the countryside or the effectiveness of the strategic gap.

The issues to be considered therefore relate to the potential impact upon the adjacent properties. In this respect the dwelling is well separated from the adjacent properties such that the introduction of this flat roofed extension would have no adverse impact upon either outlook or light. However, the issue has been raised about the potential loss of privacy should the flat roof be used as a balcony. This is considered to be a valid concern, although the proposed roof lantern light would significantly reduce the potential.

The applicants have indicated that they would be prepared to either enlarge the lantern or to accept the imposition of a condition restricting the potential use. The former seems to be unnecessary when a condition would adequately prevent the use.

***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal, subject to conditions, is not considered likely to result in any significant or unacceptable impact on the amenity of adjoining occupiers or the character of the countryside/strategic gap 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.

***Recommendation***

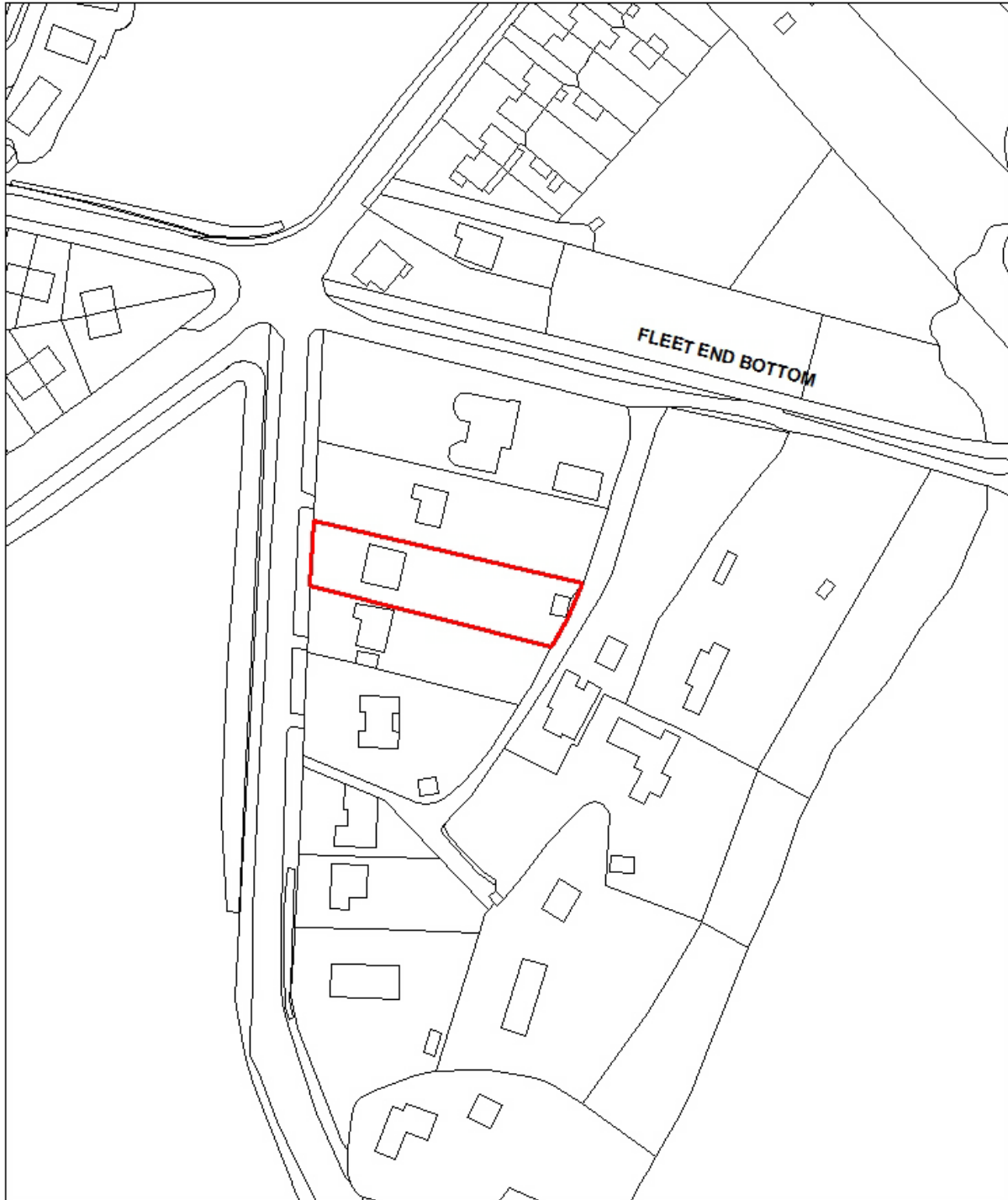
Permission: standard performance and compliance conditions; materials to match; roof area not to be used as a balcony.

***Background Papers***

P/09/0595/FP; P/10/0302/FP; P/10/0098/FP; P/09/0595/FP; P/08/1313/FP and P/13/0058/FP

# FAREHAM

## BOROUGH COUNCIL



121 Fleet End Road  
Scale 1:2500

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