

P/13/0063/FP

TITCHFIELD COMMON

MR & MRS A MUNN

AGENT: GRAHAM KING

ERECTION OF SINGLE STOREY REAR EXTENSION

29 NUTASH FAREHAM HAMPSHIRE PO14 4SG

Report By

Emma Marks Extn.2677

Site Description

The application site is a centre of terrace, two storey dwelling accessed off the northern end of Nutash.

The adjoining property to the east has an existing single storey rear extension 3.4 metres deep, constructed up to the boundary. The property to the west is staggered forward on its plot by approximately 0.9 metres and has a rear conservatory. Boundaries are defined by 1.8 metre high fencing.

Description of Proposal

The proposal is to erect a single storey, lean to extension, 3.5 metres deep and inset 100mm from each boundary.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One letter has been received from No.31, commenting that the gap between their existing extension and the proposed is insufficient to allow clearance of debris so that this might accumulate and cause future issues.

The letter is not written strictly as an 'objection' but officers feel that it is in effect an objection to the plans as currently drawn. The application has therefore been brought before the Committee.

Planning Considerations - Key Issues

The property is a centre of terrace where the rear elevation is facing north. The property to the west is staggered forward on its plot by 0.9 metres and has a rear conservatory. Officers consider that the proposed extension is acceptable in relation to this neighbour.

To the east the neighbouring property has been extended by 3.4 metres on the boundary so that the proposed 3.5 metres extension will have no appreciable impact upon the amenities of that neighbour. The neighbour has raised the issue that the 100mm gap left to the existing extension is insufficient to allow debris to be cleared, which, if allowed to accumulate could result in damp and other problems. Whilst Officers understand the

concern, this is not a planning issue, since there is no encroachment over the boundary and there is no harm caused to what may be considered as planning issues. Previous appeal decisions have confirmed that the Planning Authority should not become involved in this type of issue.

Reasons For Granting Permission

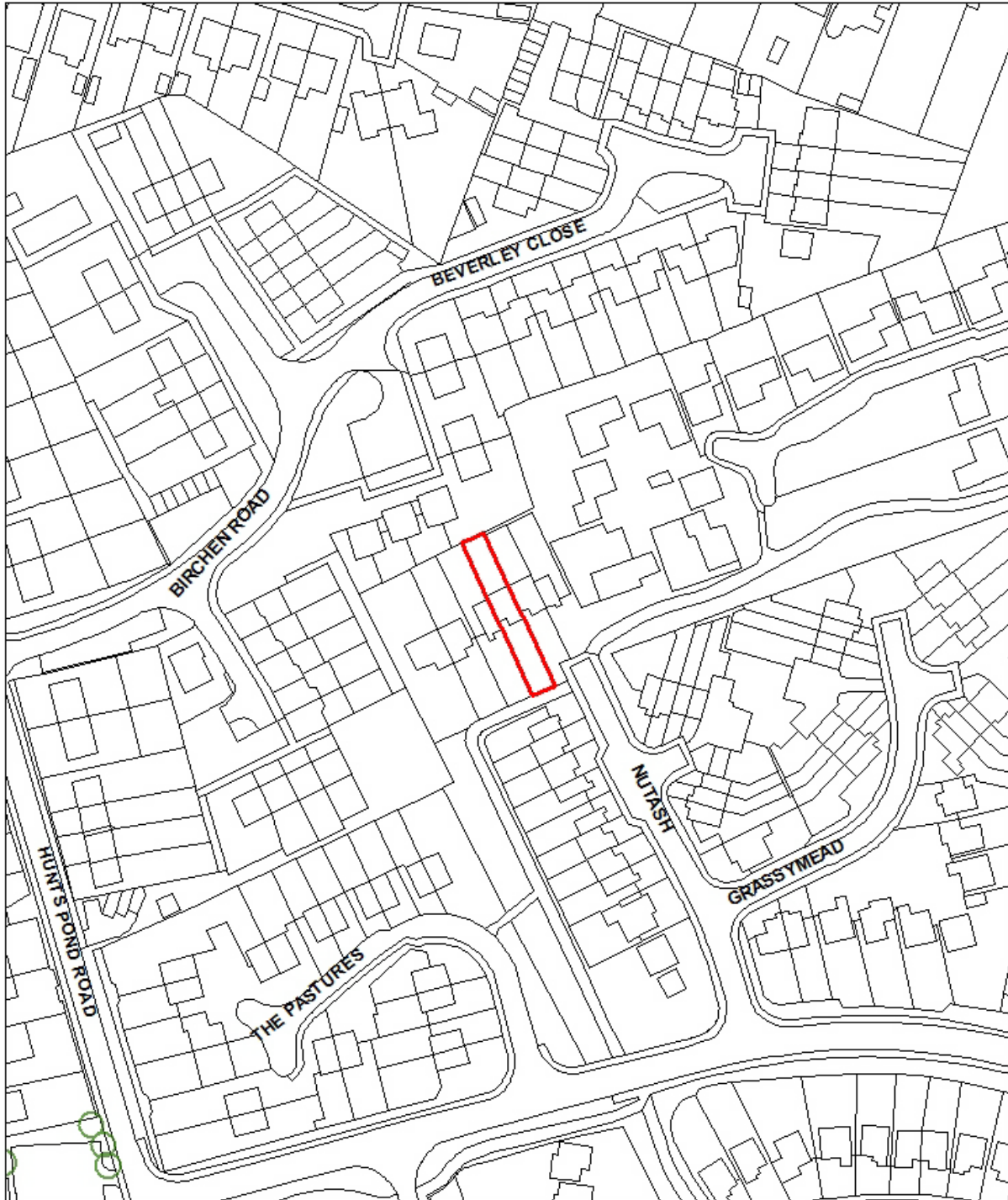
The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that 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.

Recommendation

Permission: standard performance and compliance conditions; materials to match

FAREHAM

BOROUGH COUNCIL



29 Nutash
Scale 1:1250

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