

**P/13/0119/FP**

**HILL HEAD**

MR ROGER LANGRISH

AGENT: MR ROGER LANGRISH

ALTERATIONS TO ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION INCLUDING SIDE DORMER WINDOWS AND ROOFLIGHTS AND ERECTION OF SINGLE STOREY REAR EXTENSION WITH ROOM ABOVE

45 OLD FARM LANE STUBBINGTON FAREHAM HAMPSHIRE PO14 2BZ

***Report By***

Emma Marks Extn.2677

***Site Description***

This application relates to a detached dwelling on the north side of Old Farm Road which is to the north of Moody Road.

***Description of Proposal***

Planning permission is sought to increase the height of the building by 1.2 metres to provide accommodation within the roof space and a rear extension which measures 5.1 metres in depth and 7.6 metres in width.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Representations***

One letter raising no objection has been received.

One letter has been received objecting on the following grounds:-

- Out of keeping
- Large development
- There are currently no dormers in Old Farm Lane
- Detrimental to the character of the area

***Planning Considerations - Key Issues***

This application relates to a detached dwelling on the north side of Old Farm Lane which is to the north of Moody Road. Planning permission is sought for the increase in the height of the dwelling by 1.2 metres to provide accommodation within the roof space and the erection of a rear extension.

Concerns have been raised that the development is out of keeping, detrimental to the character of the area. Officers have considered the roof extension carefully. Although the extended roof would be higher than its immediate neighbours, this would not be an unusual feature of the street scene. The immediate area is characterised by a general mix of house types and roof designs. Officers are satisfied that the increase in roof height would not have a detrimental impact on the dwelling or the character of the area.

Two side dormers are proposed within the new roof. Nearby properties have front

dormers; again this element of the proposal is not viewed as being out of character with the general street scene. Officers are of the view that the design and position of the proposed side dormers would not have adverse impact on the street scene.

The proposal would not have an adverse impact on either the adjoining residential neighbouring properties with regards to light or outlook.

Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

### ***Reasons For Granting Permission***

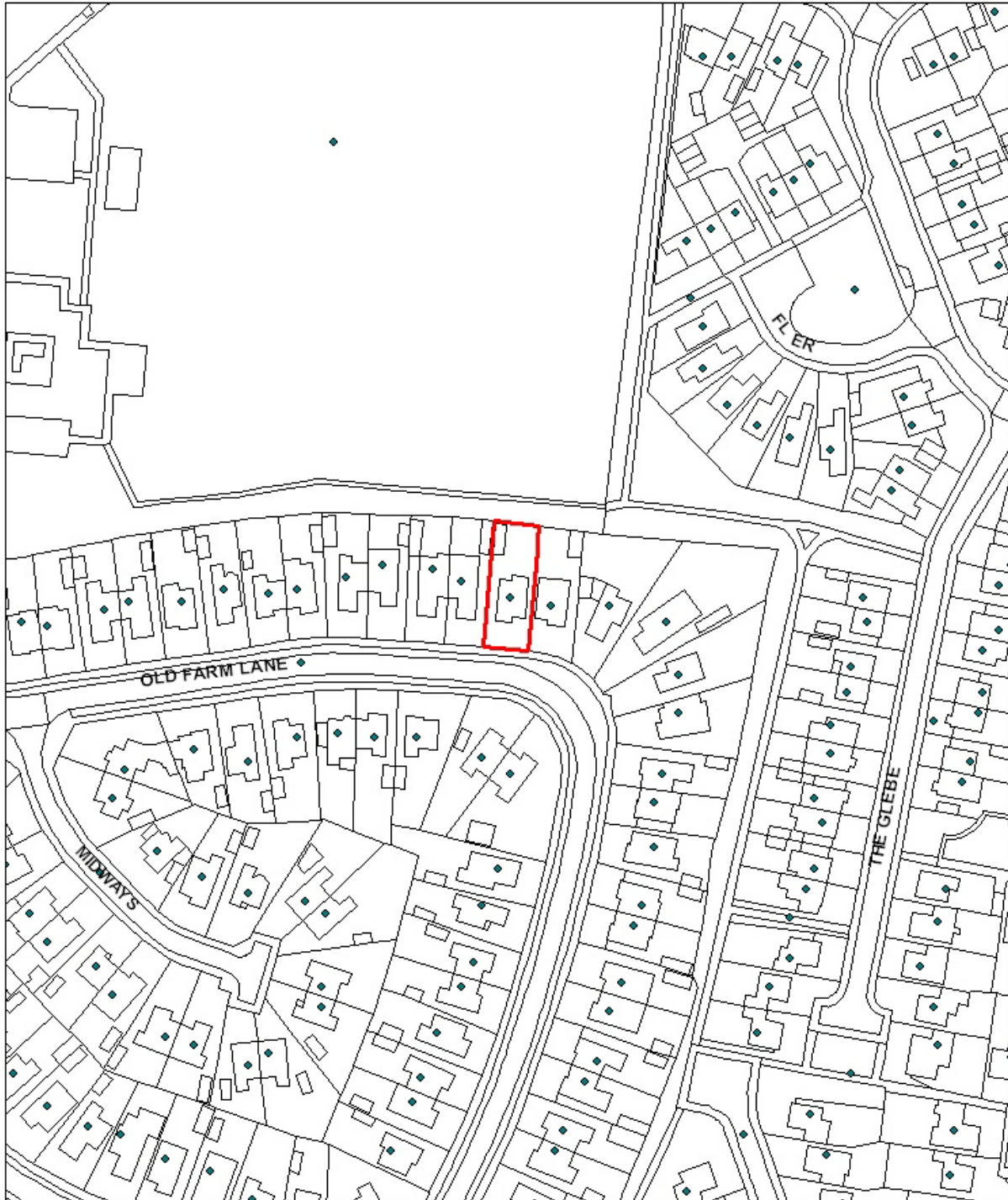
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have 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 - Materials to match; high level window

# FAREHAM

## BOROUGH COUNCIL



45 OLD FARM LANE  
SCALE 1:1250

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