

P/13/0150/FP

MRS M CAMPBELL

STUBBINGTON

AGENT: ROGER
CLARK(ARCHITECTURAL SERV

ERECTION OF PART SINGLE STOREY, PART TWO STOREY EXTENSION AND
CONSERVATORY AT REAR

70 ST MARYS ROAD FAREHAM PO14 2HQ

Report By

Emma Marks Extn.2677

Site Description

This application relates to a semi-detached dwelling on the north side of St Marys Road which is to the east of Titchfield Road.

Description of Proposal

Planning permission is sought for the erection of a two/ single storey rear extension and rear conservatory.

The two storey extension would measure 5.6 metres in width and 1.9 metres in depth and the single storey element 3.1 metres in depth at ground floor beyond the two storey extension.

A conservatory is also proposed which measures 4 metres in width, 3.2 metres in depth with a ridge height of 3.4 metres, sited 1.2 metres off the boundary.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

<u>P/12/0857/FP</u>	ERECTION OF TWO & SINGLE STOREY REAR EXTENSIONS
	REFUSE 10/12/2012

Representations

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

- Loss of natural light;
- The back of the house will be hemmed in;
- Properties are prone to flooding and the extension will make matters worse with the area that natural drainage can take place much reduced.

Planning Considerations - Key Issues

This application relates to a semi-detached dwelling on the north side of St Marys Road which is to the east of Titchfield Road. Planning permission is sought for the erection of a two/single storey rear extension and rear conservatory.

A previous application was submitted for a similar development which was refused due to the depth of the development along the western boundary and the material impact upon the neighbour at 72 St Marys Road. This current application has been amended in order to reduce the scale and bulk of the extensions along the boundary.

The neighbouring property to the west has a single storey rear extension measuring 3 metres in depth. The single storey element of the proposed extension closest to the boundary would extend 2 metres beyond the neighbouring property. Although the revised proposal is the same depth as that previously, the conservatory would be sited 1.2 metres off the boundary with a 45 degree splay, further reducing the bulk close to the boundary. Officers consider the revised proposal overcomes the previous concerns.

The plans show that satisfactory measures would be put in place to deal with surface water drainage.

Officers have considered the development in relation to the neighbours and are of the opinion that the proposals would not materially harm the amenities of the neighbouring property.

The application is considered to be acceptable and complies with the Adopted Fareham Borough Core Strategy.

Reasons For Granting Permission

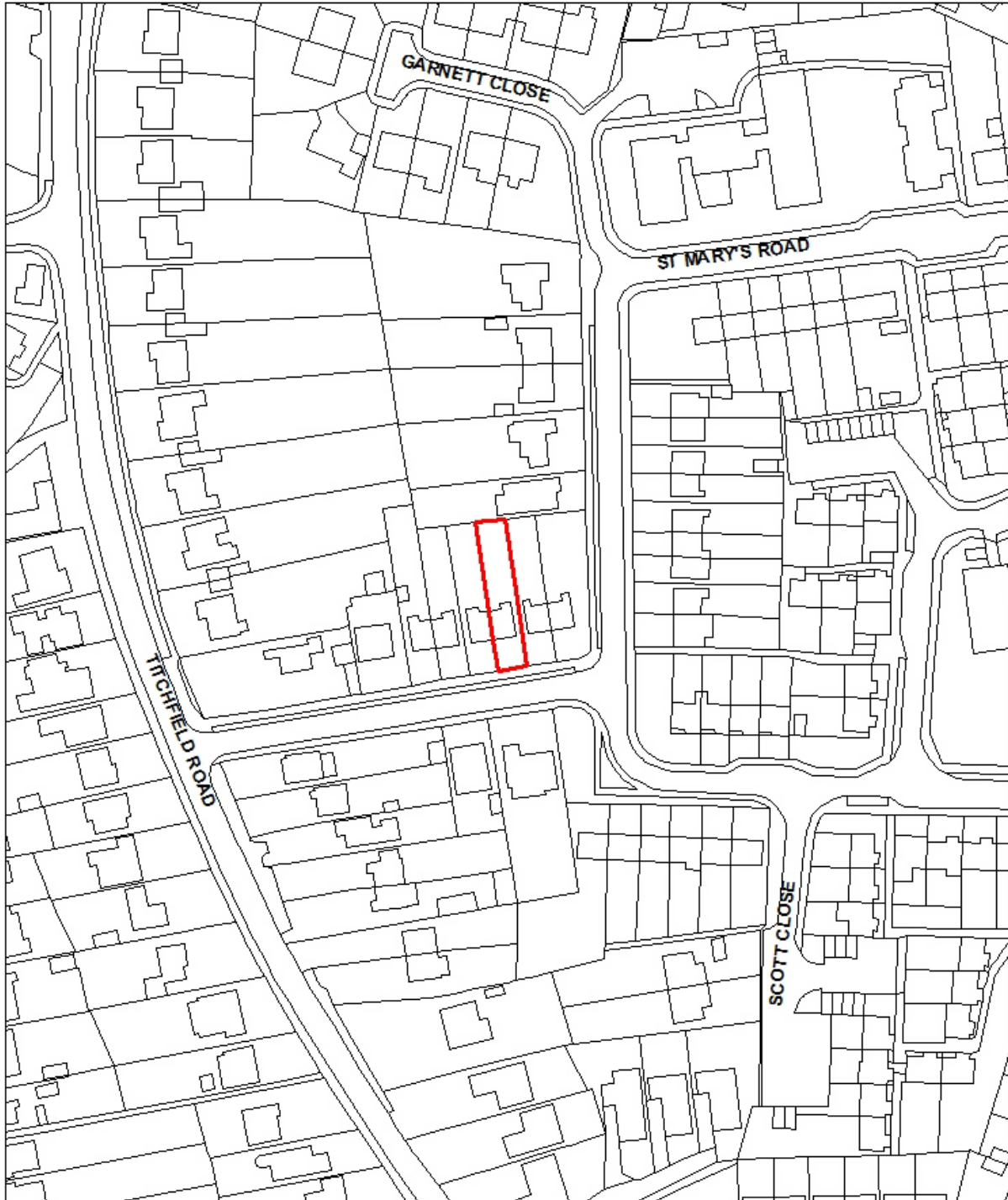
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have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

FAREHAM

BOROUGH COUNCIL



70 St Marys Road
Scale 1:1250

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