

P/17/0514/FP [O]

FAREHAM WEST

MR ANTHONY HOPKINS

AGENT: MR ANTHONY HOPKINS

REPLACEMENT OF ORIGINAL FLAT ROOF WITH A DUAL PITCHED ROOF WITH AN OVERALL HEIGHT OF 3.32 METRES.

3 MARIGOLD CLOSE FAREHAM PO15 5HF

Report By

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Site Description

This application relates to an existing garage within the garden of a semi detached property.

Description of Proposal

Permission is sought to replace the existing flat roof with a pitched roof. The overall height of the building with a pitched roof will be 3.320 metres which is an increase of 0.920 metres from the flat roof.

Representations

No responses have been received during the 21 day period for comment.

Planning Considerations - Key Issues

Design:

The garage is located in the rear south east corner of the garden. To the rear of the garden is an un-adopted road providing access to the rear of the garage and the garages of the neighbouring properties. The proposal would not be visible from Marigold Close itself but would be visible from the back access route and the rear of neighbouring properties. The neighbouring garages are of varying size and design many with pitched roofs and therefore it is considered that the proposal is in keeping with the character of the area.

Impact on the living conditions of neighbours:

Due to the garage being located to the rear of the garden and all the neighbouring gardens also having a garage in this location, many with a pitched roof, the addition of the pitched roof will not have any impact on the neighbouring properties. The increase in the finished height of less than 1m from the original flat roof is considered to be acceptable.

Conclusion:

The proposal is considered to be acceptable without harm to the character of the area or the amenity of neighbouring dwellings. The application complies with the development plan policies CS17 and DSP3 and as such is recommended for Permission.

Recommendation

PERMISSION subject to conditions:

1. The development shall be carried out in accordance with the following approved documents:
 - a) Location Plan

b) Site Plan

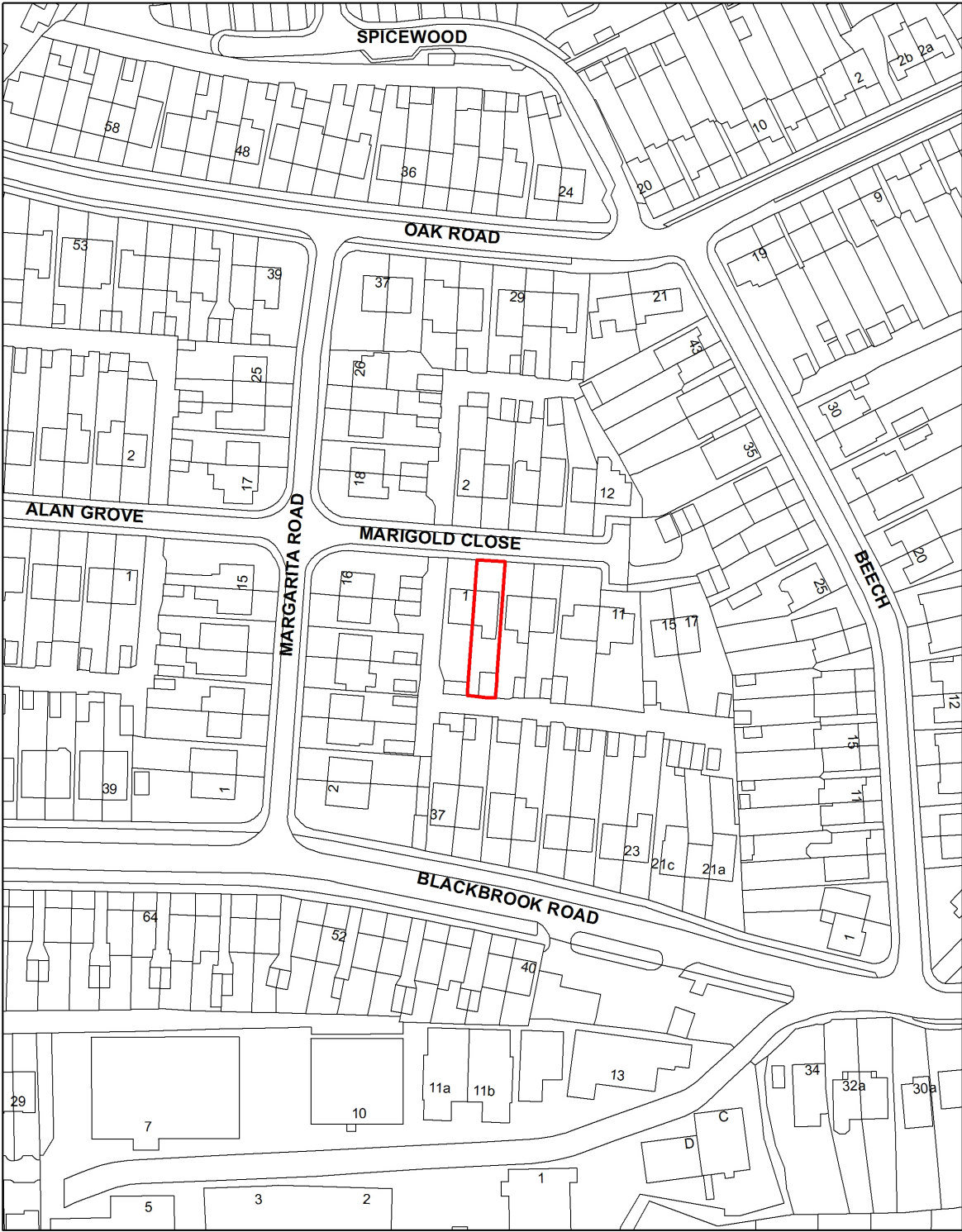
c) Existing & Proposed Elevations - North and East

d) Existing & Proposed Elevations - South and West

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



3 Marigold Close
Scale 1:2,500



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