

**P/13/0157/FP**

**TITCHFIELD COMMON**

DMC DEVELOPMENTS LTD

AGENT: DANIELLS HARRISON

ERECTION OF SIDE EXTENSION AND ALTERATIONS TO THE ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION WITH THE PROVISION OF TWO FRONT DORMERS

222 HUNTS POND ROAD FAREHAM HAMPSHIRE PO14 4PG

***Report By***

Emma Marks - Ext.2677

***Site Description***

This application relates to a detached dwelling on the south western side of Hunts Pond Road, just north of its junction with Prelate Way.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for:-

- i) Erection of a single storey side extension which measures 6.2 metres in width, 9.2 metres in depth with an eaves height of 2.6 metres and a ridge height of 7.2 metres;
- ii) Erection of single storey rear extension measuring 2 metres in depth, 7.4 metres in width with an eaves height of 2.6 metres;
- iii) Alterations to the roof to provide first floor accommodation with the provision of two front dormer windows; first floor rear window in the gable end and roof lights within the side and rear elevations.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

***Relevant Planning History***

The following planning history is relevant:

**P/07/1628/FP**

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DETACHED CHALET DWELLINGS WITH GARAGES**

PERMISSION 07/02/2008

***Representations***

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

- Loss of privacy
- Overlooking

### ***Planning Considerations - Key Issues***

This application relates to a number of extensions to a detached property, including living accommodation within the roof.

Planning permission was granted in 2007 for the demolition of the property and the subdivision of the plot for the erection of two detached units. The planning permission was not implemented. The current application proposes to retain the existing property and undertake a number of extensions and alterations.

One letter of objection has been received from the neighbouring property to the south east relating to loss of privacy and overlooking from the proposed first floor rear facing window. The window would be positioned 14 metres from the rear garden boundary, which exceeds the 11 metres normally sought between windows and a garden boundary. Any views across into the adjoining garden would be of an oblique nature. The land beyond the rear garden boundary comprises a car park.

The development includes the removal of an existing detached garage to the north western side of the property which would allow space for the proposed side extension, which comprises a new integral garage. The side extension would extend closer to the neighbour to the north-west and be set one metre from the party boundary. The neighbour to the north-west has a lounge window which would look onto part of the extension however this window would be sited 5 metres from the extension and the room also benefits from a secondary window on the front elevation. The extension would also have single storey eaves, reducing its bulk and height. In light of this officers consider the proposal would not materially harm the living conditions of the occupiers of the neighbouring property to the north west.

The design of the extensions and alterations are not out of keeping with the character of the streetscene or area. Officers consider that application 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



222 HUNTS POND ROAD  
1:1250

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