

P/13/0173/FP

WARSASH

MR & MRS P & S KIESER

AGENT: MARTIN MOYSE MRICS

ERECTION OF TWO STOREY SIDE AND SINGLE STOREY SIDE / REAR EXTENSION
117 FLEET END ROAD WARSASH SOUTHAMPTON SO31 9HJ

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a large detached two storey dwelling to the east side of Fleet End Road opposite the junction with Dibles Road. There is a gravel lane known as Fleet End Bottom adjacent to the northern site boundary which provides access to the triple garage to the rear of the dwelling. The site lies within the countryside.

Description of Proposal

Planning permission is sought for the erection of a two storey extension to the north side of the dwelling with a single storey extension projecting behind along the northern boundary to enclose a swimming pool.

The two storey element of the extension would measure 4.2 metres in width, 8.7 metres in depth with a ridge height of 8.6 metres. The single storey side extension would measure a maximum of 6.5 metres in width, 20.4 metres in depth with a ridge height of 5 metres.

Amendments are also proposed to the fenestration on the front (north) elevation of the garage.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Fareham Borough Local Plan Review

DG4 - Site Characteristics

H13 - Extensions to Dwellings and Ancillary Buildings in the countryside

Relevant Planning History

The following planning history is relevant:

P/08/0220/FP

ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY SIDE & REAR EXTENSION, DEMOLITION OF CAR PORT & SHED & EXTEND EXISTING GARAGE

PERMISSION 07/04/2008

P/02/0043/FP

Retention of single storey front/rear extension, two storey side

**extension and first floor side extension of amended design
(alternative to P/00/0337/FP).**

PERMISSION 26/03/2002

P/00/0337/FP

**Erection of Single Storey Front/Rear Extension, Two Storey Side
Extension and First Floor Side Extension**

PERMISSION 18/05/2000

Representations

One letter has been received objecting on the following grounds;

- the current building was an increase to approx double the size of the original house
- overdevelopment of the site

Consultations

Director of Planning & Environment (Highways) - No highway objection

Planning Considerations - Key Issues

Planning permission was granted in 2008 for an almost identical extension to the dwelling. This application has now expired.

The application dwelling is set back approx 35m from the Dibles Road frontage and the site is enclosed by 2 metre high fencing and entrance gates. Therefore whilst the single storey element of the proposed extension would extend significantly beyond the rear of the dwelling it is not considered that this would be overly prominent within the streetscene of Fleet End Road. There is a high evergreen hedge along the lane on the northern site boundary which would provide some screening to the extension reducing the visual impact to users of this track.

The site is located within the countryside boundary however it lies on the built up frontage of Fleet End Road and the surrounding area is suburban in character rather than rural. Policy H13 of the Fareham Borough Local Plan Review relates to extensions to dwellings in the countryside. It states that an extension to a dwelling in the countryside will be permitted provided that it does not adversely affect the character of the area or the wider landscape. Officers consider the proposal would comply with this policy.

The proposed two storey element of the extension has been designed to be subservient to the existing dwelling and would be set in from the front and rear of the dwelling with a reduced ridge height. This complies with the advice set out within the Council's Extension Design Guide. It is not considered that the proposal would result in the loss of space about the building to the detriment of the character of the area as there is a significant distance of approx 30 metres to the nearest residential property to the north which is positioned much further forward on the plot.

As the proposed extension would not be located in close proximity to any of the neighbouring properties it is not considered that there would be any detrimental impact on residential amenity. A condition is suggested to ensure that the proposed first floor window within the north elevation would be obscure glazed and fixed shut to 1.7m above floor level to prevent any overlooking.

The amendments to the fenestration on the front elevation of the garage are considered visually acceptable. This elevation faces internally into the application site. It would appear

that the garage would no longer be used for parking however there is ample parking available elsewhere on the site. A condition would be imposed to ensure that the use of the garage is limited to purposes incidental to the enjoyment of the dwellinghouse as was previously the case in 2008 when an extension was permitted to the garage.

Officers are of the opinion that the proposal complies with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Core Strategy and consider the proposal acceptable.

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: Materials to match, Obscure glaze & fix shut to 1.7m first floor window (north elevation), Use of garage incidental to dwellinghouse

Background Papers

P/13/0173/FP; P/08/0220/FP

FAREHAM

BOROUGH COUNCIL



117 Fleet End Road
1:1250

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