

P/13/0189/FP

MR & MRS A CREE

TITCHFIELD

AGENT: BUILDING CONTROL
CONSULTANCY L

ERECTION OF REAR CONSERVATORY AND DETACHED GARAGE

11 EAST LODGE FAREHAM HAMPSHIRE PO15 5LZ

Report By

Emma Marks - Ext.2677

Site Description

This application relates to a detached dwelling situated on the eastern side of East Lodge which is to the south of Catisfield Road.

Description of Proposal

Planning permission is sought for:-

- i) Single storey rear extension which measures 4.4 metres in depth, 4.3 metres in width with an eaves height of 2.3 metres and a ridge height of 3.3 metres;
- ii) Detached garage within the rear garden which measures 7.1 metres in depth, 3.2 metres in width with an eaves height of 2.2 metres and a ridge height of 3.6 metres.

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/06/1435/FP

**ALTERATIONS TO ROOF TO ACCOMODATE FRONT AND REAR
DORMERS TO CONVERT BUNGALOW TO CHALET BUNGALOW
PERMISSION 04/12/2006**

Representations

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

- i) Intrusion upon property
- ii) Height of building will cut out sunlight from neighbouring garden
- iii) The building will be very close to the boundary
- iv) This property had considerable changes made to it a few years ago which stopped the light coming in through all side windows.

Planning Considerations - Key Issues

The proposed conservatory would be sited 2.3 metres from the party boundary with the neighbouring property to the north. The conservatory would have a maximum ridge height

of 3.3 metres. The proposed garage replaces an existing garage which is to be demolished and repositioned 5.3 metre further into the rear garden. The new garage would be 800mm higher but designed with a fully hipped roof on all four sides. Officers are of the opinion that the size and the positioning of both the conservatory and garage would not materially harm the living conditions of the neighbouring property to the north in relation to reduction in sunlight.

The conservatory and garage are of a modest size and design and in officers opinion would not result in an intrusive or overbearing form of development.

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

Reasons For Granting Permission

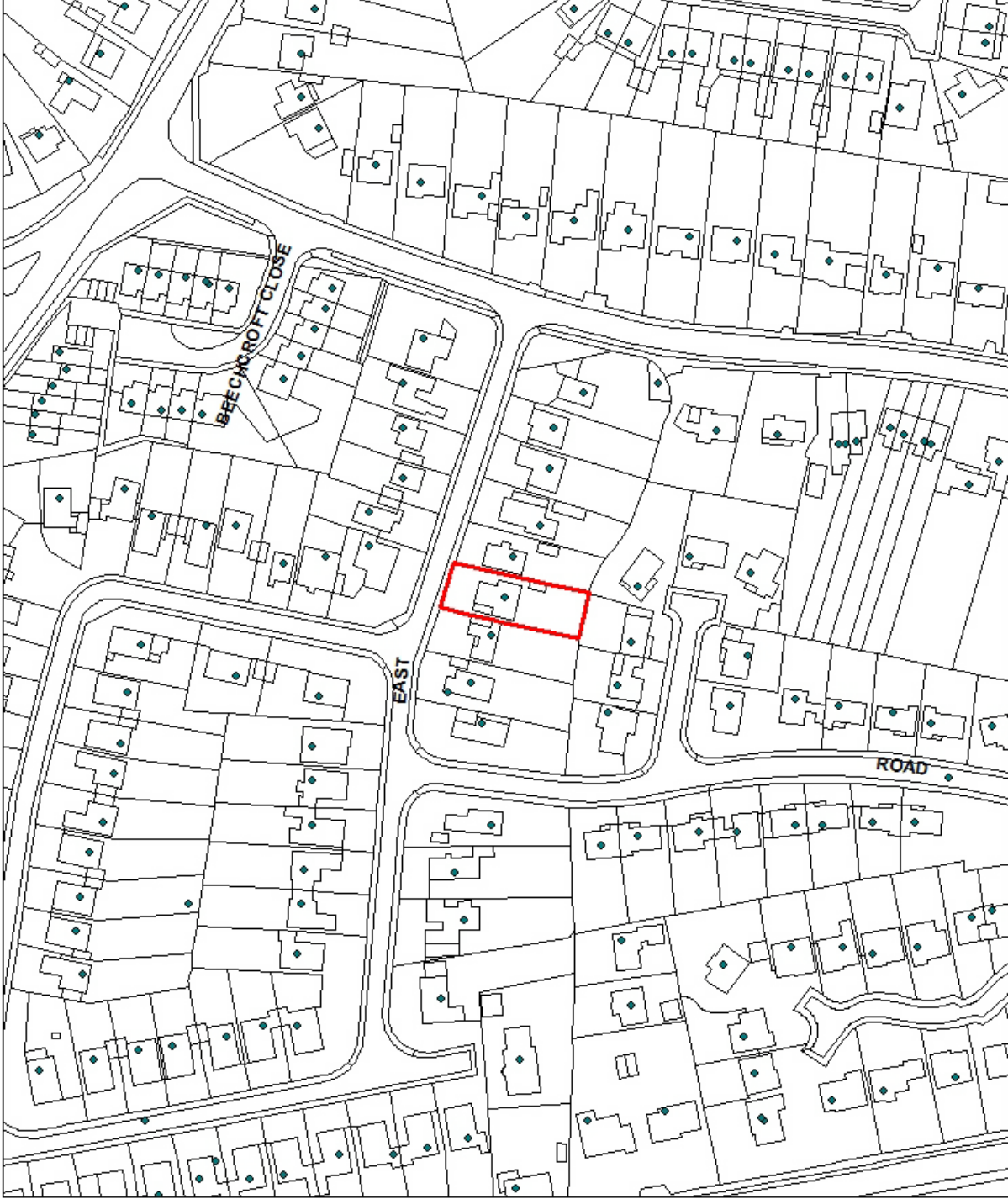
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have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

FAREHAM

BOROUGH COUNCIL



11 East Lodge
1:1250

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