

**P/13/0252/FP [O]**

**TITCHFIELD COMMON**

MRS JULI TREACY

AGENT: MRS JULI TREACY

ERECTION OF SINGLE STOREY REAR EXTENSION

186 HUNTS POND ROAD TITCHFIELD COMMON FAREHAM HAMPSHIRE PO14 4BJ

***Report By***

Emma Marks - Ext.2677

***Site Description***

This application relates to a semi-detached dwelling situated on the western side of Hunts Pond Road.

The site lies within the urban area.

***Description of Proposal***

Planning permission is sought for the demolition of an existing conservatory and the erection of a single storey rear extension to the depth of the existing conservatory. The extension would measure 4.6 metres in depth, 4.3 metres in width with an eaves height of 2.4 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/02/0598/FP**

**Build up Hipped Roof to Gable and Erection of Rear Dormer Window**

PERMISSION 13/06/2002

***Representations***

None received.

***Planning Considerations - Key Issues***

The application property currently has a conservatory to the rear of the property. The conservatory would be replaced with an extension at the same depth and ridge height. Although the proposed extension would exceed the 3 metres depth normally considered acceptable, it would be replacing an existing conservatory to the same depth and height. Officers consider this is a material consideration and that the proposal would not materially worsen the current situation to an extent that planning permission should be withheld.

Furthermore, the adjoining neighbouring property has recently obtained planning permission for a rear extension.

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

***Reasons For Granting Permission***

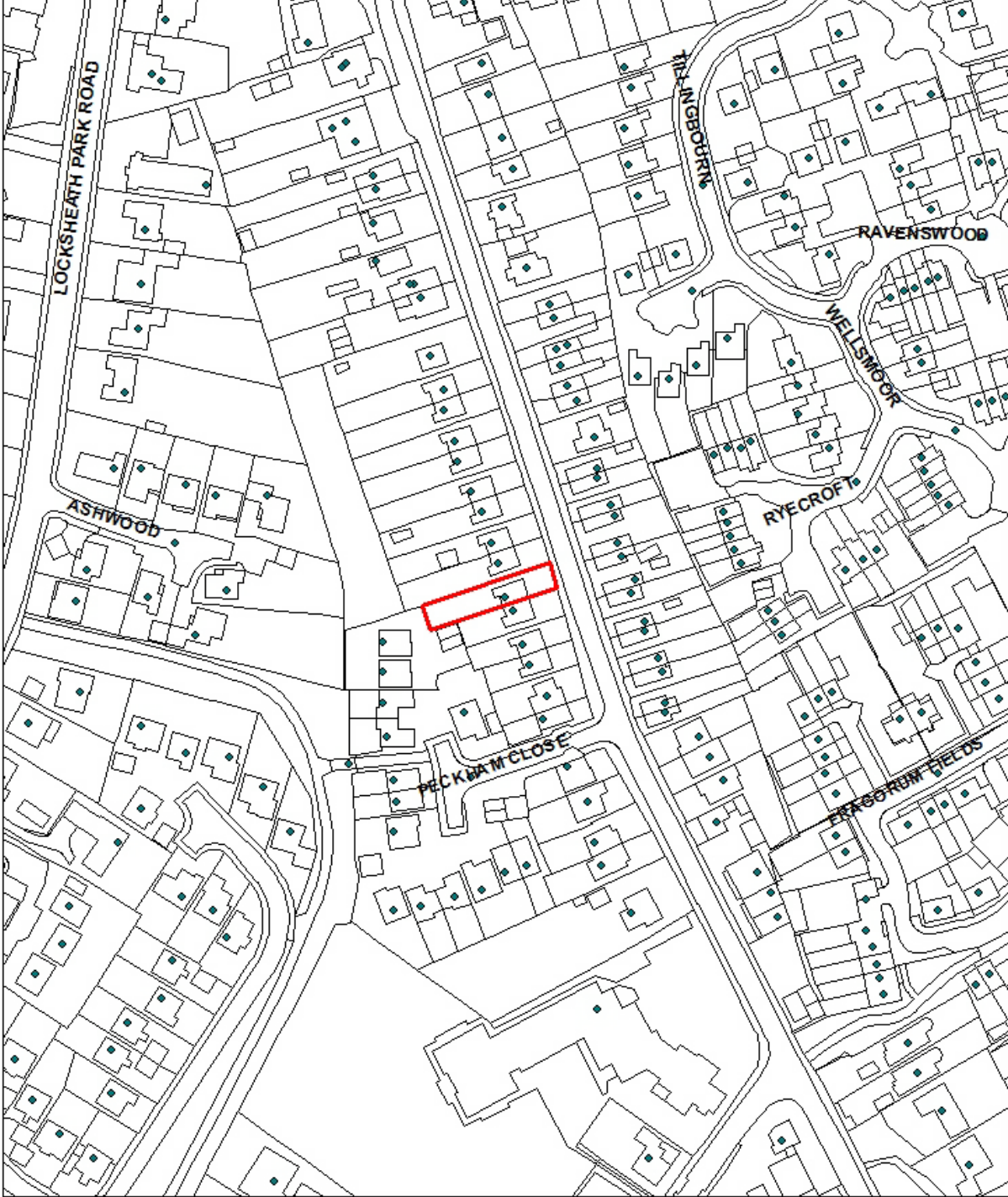
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have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



186 Hunts Pond Road  
1:1250

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