

P/13/0257/FP

LOCKS HEATH

MR & MRS W HART

AGENT: MR KEITH CRESDEE

ERECTION OF SINGLE STOREY FRONT EXTENSION

31 DOWNLAND CLOSE LOCKS HEATH SO31 6WB

Report By

Emma Marks - Ext.2677

Site Description

This application relates to a detached dwelling situated at the northern end of Downland Close, a cul-de-sac off Meadow Avenue. The property shares a private drive with two immediate neighbours.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the erection of a single storey front extension to the existing integral garage which would measure one metre in depth with a pitched lean-to canopy roof.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

One letter has been received from the property to the south objecting on the following grounds:-

- i)The front extension would result in the cars encroaching onto the shared area of the drive;
- ii)The car parked nearest to No. 32 will completely block the view from the lounge window of No. 32 of the green at the bottom of Downland Close;
- iii)The proposed extension would spoil the symmetry of the houses in that area of Downland Close, impact on the streetscape and will also set a precedent.

Consultations

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

Planning Considerations - Key Issues

Planning permission is sought for the erection of a very modest front extension which would extend the existing garage and create an enclosed porch with a pitched roof above.

The representation received is from the neighbouring property to the south, on the other side of the private drive. The Council's Highway Engineer is satisfied that the front extension would not impact on the resultant parking available for the property. In the event that cars do encroach on the private drive, this would be a civil matter between the owners of the drive.

Officers consider the extension design is acceptable in relation to the host property and street scene and subsequently complies with Policy CS17 of the Core Strategy (High Quality Design).

Loss of private views are not a material planning consideration.

Officers are of the view that the application is acceptable and complies with the Fareham Borough Core Strategy.

Reasons For Granting Permission

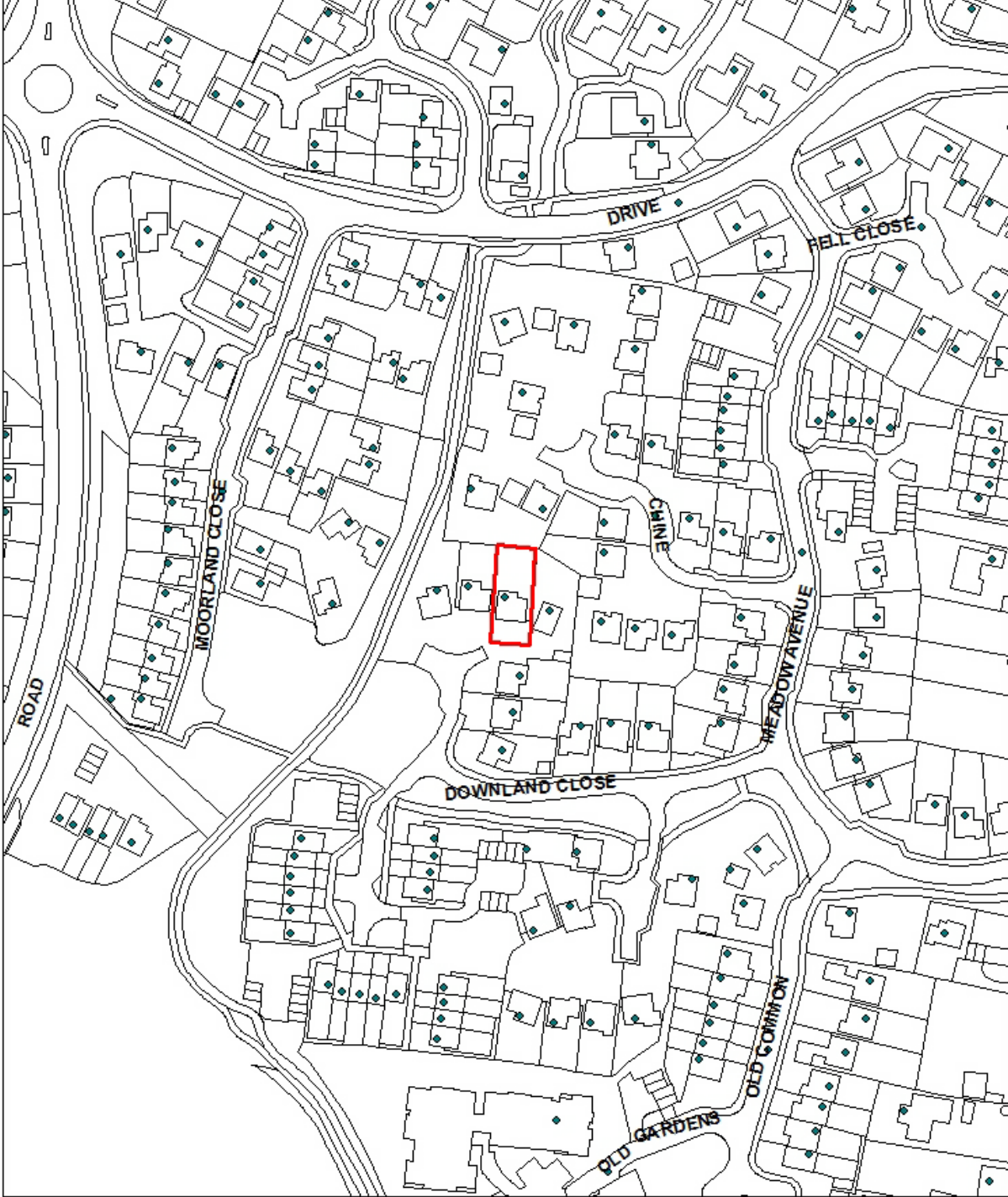
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, highway safety and the character of the area. There are no other material considerations that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



31 DOWNLAND CLOSE
1:1250

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