

P/13/0266/FP

FAREHAM NORTH

MRS MORRELL

AGENT: MR LES ROSENTHAL

ERECTION OF SINGLE STOREY FRONT EXTENSION

17 BENTLEY CRESCENT FAREHAM HAMPSHIRE PO16 7LU

Report By

Emma Marks - Ext.2677

Site Description

This application relates to a detached bungalow situated on the southern side of Bentley Crescent which is to the south-west of Miller Drive. The property is set back some 22 metres from the road.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the erection of a single storey extension to the western front side of the property which would measure 3 metres in depth, 4.1 metres in width with an eaves height of 2.4 metres and a ridge height of 3.8 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:

Representations

Two letters of representation has been received objecting on the following grounds:-

- i)Extending only half of the frontage is not only ugly but would have an adverse effect on the whole of Bentley Crescent;
- ii)The proposed extension would reduce the amount of light to my side windows and front door;
- iii)It would destroy the view up Bentley Crescent which has been enjoyed for the past 50 years;
- iv)There is likely to be a problem with surface water drainage due to the long sloping front garden;
- v)Overloading of the current guttering;
- vi)The proposal is out of character.

Planning Considerations - Key Issues

This application relates to a detached bungalow with a simple dual pitched roof with its ridge running front to back. Planning permission is sought for a modest single storey front

extension with a pitched roof to match that of the host property. In design terms officers consider the extension is sympathetic to the existing property and would not harm the appearance of the street scene.

The neighbouring property to the south west has raised concerns that the extension would have a detrimental impact on light to their property. The side windows within this property consist of a glazed front door which serves the hall and a high level window to a bedroom. The bedroom also has a full size main window on the front elevation which would not be effected by the extension due to the stagger in the siting of both properties. The hall is considered a non-habitable room. Officers consider the principal source of light to and outlook from this bedroom is from the front window. Having considered the proposal carefully officers are satisfied that the living conditions of the immediate neighbours would not be materially harmed by the proposed extension.

Loss of private views are not a material planning consideration. Adequacy of rain water run off would be controlled by building control.

To conclude, Officers consider the front extension is acceptable and complies with the Fareham Borough Core Strategy.

Reasons For Granting Permission

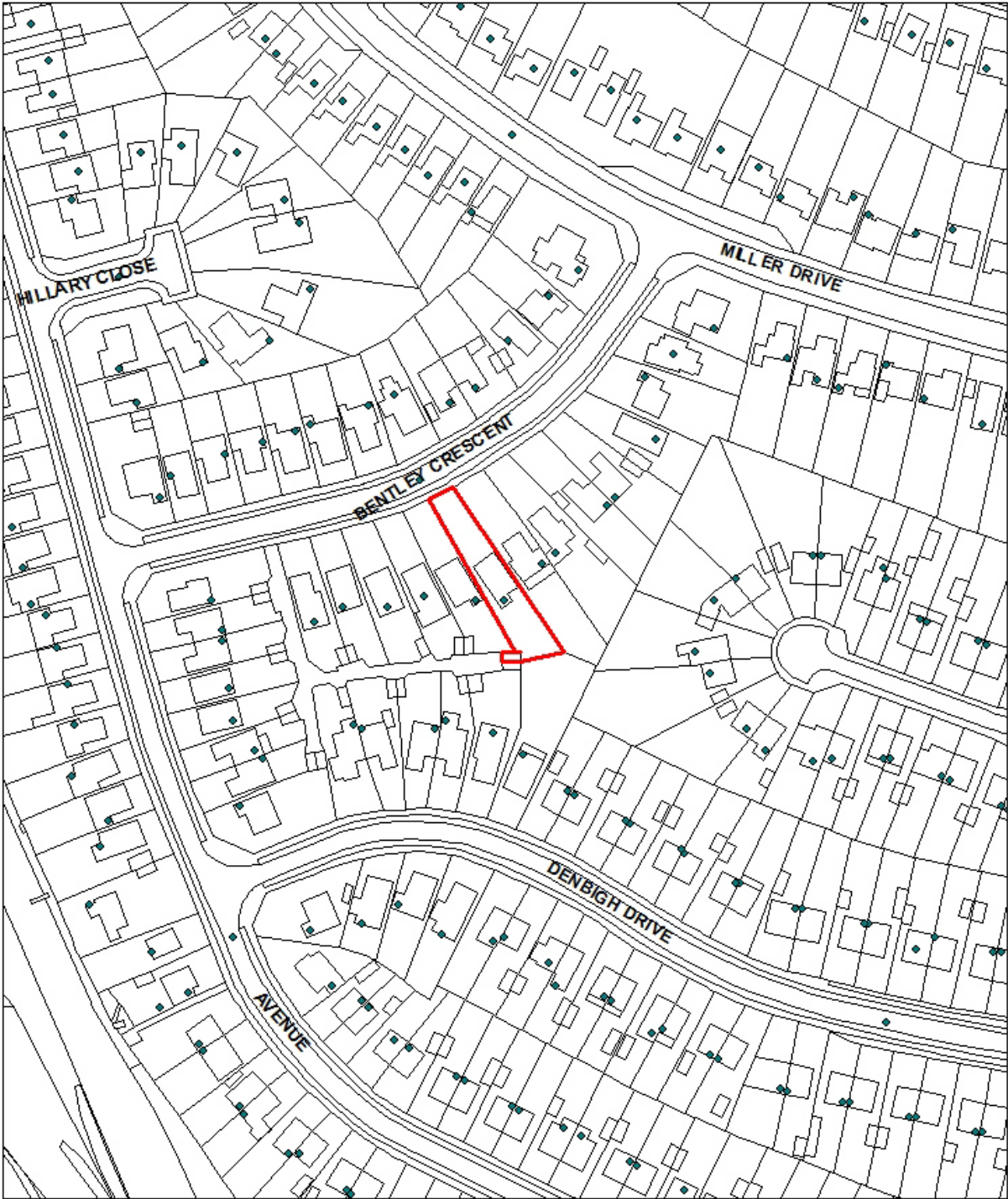
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have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



17 BENTLEY CRESCENT
1:1250

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