

P/13/0230/FP

PORTCHESTER WEST

MR ANDY WRIGHT

AGENT: MS KIM MENDES

ERECTION OF TWO STOREY REAR EXTENSION WITH ADDITIONAL
ACCOMMODATION IN ROOF SPACE

24 THE RIDGEWAY FAREHAM PO16 8RE

Report By

Susannah Emery Ext 2412

Site Description

The application site is located on the north side of The Ridgeway and is a two storey detached dwelling with a garage, access and onsite parking to the front.

To the east is a further two storey dwelling, to the west is an extended chalet style dwelling.

Description of Proposal

The proposal is to replace an existing rear conservatory with a, principally, two storey rear extension structure with a small, flat roofed, wrap around element at ground floor. The proposals also include the use of the roofspace of the extension and the existing roof to provide accommodation on a second floor.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/00/0801/FP

Retention of Conservatory

RETAIN DEVLPMT 24/08/2000

Representations

One representation has been received from No.26 to the west raising concern over loss of privacy from the proposed second storey windows in the rear elevation and referring to the need for compliance with the Party Wall Act.

Planning Considerations - Key Issues

The proposed two storey extension would be set just under 8m from the eastern boundary of the site with No.22 which is set further back on its plot. There would be one landing window at first floor level which would face east which can be conditioned to be obscure glazed and fixed shut to 1.7m above floor level to prevent overlooking. Whilst a condition would be appropriate to restrict new windows in this direction in the future it is the Officer's view that the main focus of possible concern is to the west.

To the west, No.26 is also set further back on its plot so that the first floor rear windows of that property are set approximately 4m behind the rear elevation of the application property.

In addition there is a further ground floor addition extending several metres beyond. There are no side windows in that property. The depth of the proposed extension will not, therefore, be harmful to the outlook from or light available to No.26.

The proposed extension would have no side windows to cause any direct overlooking, however, the occupants of No.26 have indicated their concern about overlooking from the second floor (rooms in roof) rear windows, proposed in the rear gable. There are already first floor windows looking to the rear which would have oblique views over the rear gardens of neighbouring properties. It is a normal relationship to experience oblique overlooking of rear gardens by adjacent first floor windows and many two storey properties also have second floor rear windows serving the roofspace. Officers do not consider that the proposal would have a detrimental impact on the privacy currently enjoyed by the occupants of adjacent properties.

The objector has also raised the matter of the Party Wall Act. This is not a direct planning matter but it is proposed to add an informative to advise the applicant, should permission be granted.

There is ample car parking in the front garden to meet the parking requirements for a 5 bedroomed dwelling as set out in the Council's Residential Car and Cycle Parking Standards Supplementary Planning Document 2009.

The proposal complies with the relevant policies of the Fareham Borough Core Strategy and Local Plan Review and is considered acceptable subject to conditions.

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, Remove PD windows first floor & above (east & west elevations), Obscure glaze & fix shut to 1.7m first floor window (east elevation)

Notes for Information

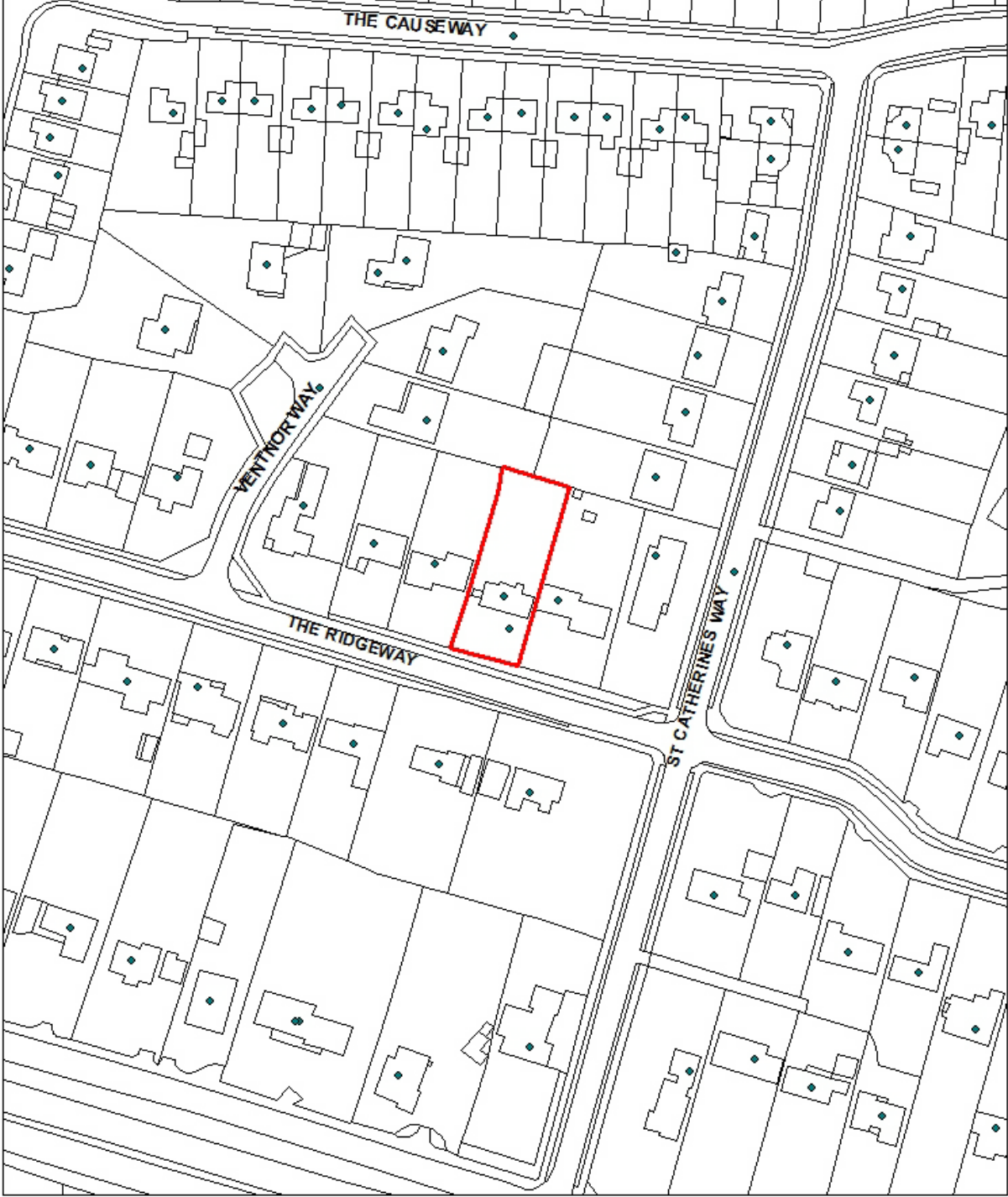
You are reminded that the Party Wall Act applies.

Background Papers

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FAREHAM

BOROUGH COUNCIL



24 THE RIDGEWAY
1:1250

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