

P/17/1354/FP

MR R FRAMPTON

HILL HEAD

AGENT: PMG BUILDING
DESIGN&CONSULTANC

TWO STOREY REAR EXTENSION AND ALTERATIONS TO FENESTRATION/NEW
ROOF WINDOWS

5 MOODY ROAD FAREHAM PO14 2BP

Report By

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Introduction

This application is referred to this Planning Committee Meeting because the applicant is related to a member of the Fareham Borough Council staff.

Site Description

This application relates to a detached dwelling located on the north eastern side of Moody Road, nearby the junction with Crofton Lane in Hill Head.

Description of Proposal

In 2014 planning permission was granted for a two storey rear extension (following demolition of an existing conservatory) and alterations to existing fenestration. The width of this now constructed extension is approximately half the width of the original house. The extension is located near to the boundary with no. 3 Moody Road.

This planning application proposes an extension of a similar height, projection and design, to be located next to the already constructed extension, near the boundary with no. 7 Moody Road.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/14/0680/FP

**TWO STOREY REAR EXTENSION (FOLLOWING DEMOLITION OF
EXISTING CONSERVATORY) AND ALTERATIONS TO EXISTING
FENESTRATION.**

APPROVE

12/09/2014

Representations

No letters of representation have been received.

Planning Considerations - Key Issues

The extension has been designed to be sympathetic to the character and appearance of the host dwelling and the nearby area and therefore does not raise concerns in terms of design.

As to the impact on living conditions of the adjacent neighbours, the extension would be located approximately 3.5 metres away from the boundary with no. 7 Moody Road. This neighbouring property has no windows within the side wall. Furthermore, the projection of the proposed extension would not breach the 45 degree rule, when measured from the nearest to the boundary window within the rear elevation of no. 7 Moody Road. Therefore, the proposed extension would be acceptable in terms of loss of light, outlook and privacy.

When viewed from the other neighbouring property, located at no. 3 Moody Road, the extension would be screened by the already constructed two storey rear extension and therefore it would cause no harm to the living conditions of these neighbours.

Finally, as to the impact on residential amenities of the neighbours located to the rear, the proposed extension would introduce an additional window at a first floor level. However, as the window would serve a bedroom and would be located at the same distance from the boundary as the window in the recently constructed two storey rear extension, it is concluded that the proposed extension would not materially alter the level of privacy currently enjoyed by these neighbours. The extension does not raise concerns over loss of light to and outlook from the properties located to the rear.

Recommendation

PERMISSION:

Subject to the following conditions:

1. The development shall begin before 14 December 2020.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

a) Location plan (1:1250). Drawing number 003 rev A;

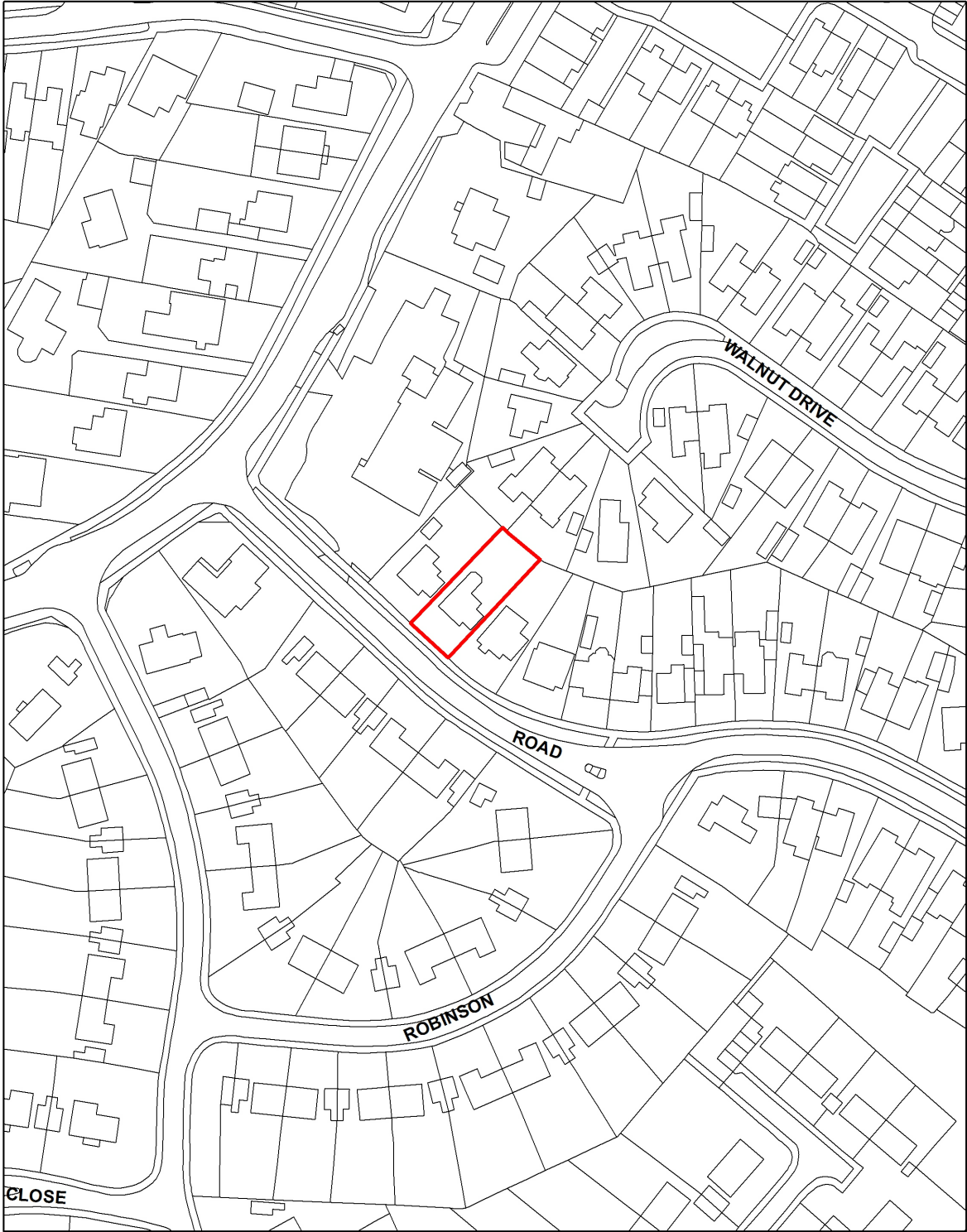
b) Proposed plans. Drawing number 004 rev A;

c) Proposed details & sections. Drawing number 005 rev A.

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



5 Moody Road
Scale 1:1250



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