

P/17/1531/FP [O]

TITCHFIELD COMMON

MR AND MRS LOCK

AGENT: MR VICTOR THORNE

SINGLE STOREY FRONT EXTENSION, CHANGE OF BRICKWORK ON FRONT ELEVATION AND INTERNAL ALTERATIONS

21 CAMBRIDGE GREEN FAREHAM PO14 4QR

Report By

Emma Marks - Direct Line 01329 824756

Site Description

This application relates to a detached dwelling on the east side of Cambridge Green which is to the south-east of Abshot Road.

Description of Proposal

Planning permission is sought for the erection of a single storey front extension which measures 1.05 metres in depth, 3.1 metres in width with an eaves height of 2.2 metres and a ridge height of 2.9 metres. The development will also include the change of brickwork on the front elevation of the house and internal alterations.

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/03/0331/MA/A Erection of rear conservatory: Minor Amendment - change in position of doors

APPROVE

25/09/2003

P/03/0331/FP Erection of Rear Conservatory

PERMISSION

10/04/2003

Representations

No representations received

Planning Considerations - Key Issues

The proposed single storey front extension is very modest in size and will square off the front of the building. The proposal also includes changing the brickwork on the front elevation of the property and internal alterations which do not require planning permission. Officers are of the view that the extension is in keeping with the existing property and will not have any adverse impact on the character of the street scene.

The extension would not extend in front of any windows within the neighbouring property and therefore would not have any material impact on their light or outlook which they currently enjoy.

Part of the proposal also includes converting the integral garage in to a habitable room. Officers are of the view that as sufficient car parking spaces can still be provided on the site with the garage converted the conversion is acceptable.

Officers considered that the application accords with the local development plan for Fareham and there are no other material consideration to justify refusal of this application. Therefore, conditional permission is recommended.

Recommendation

PERMISSION:

Subject to the following conditions:

1. The development shall begin before 22nd February 2021.

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:

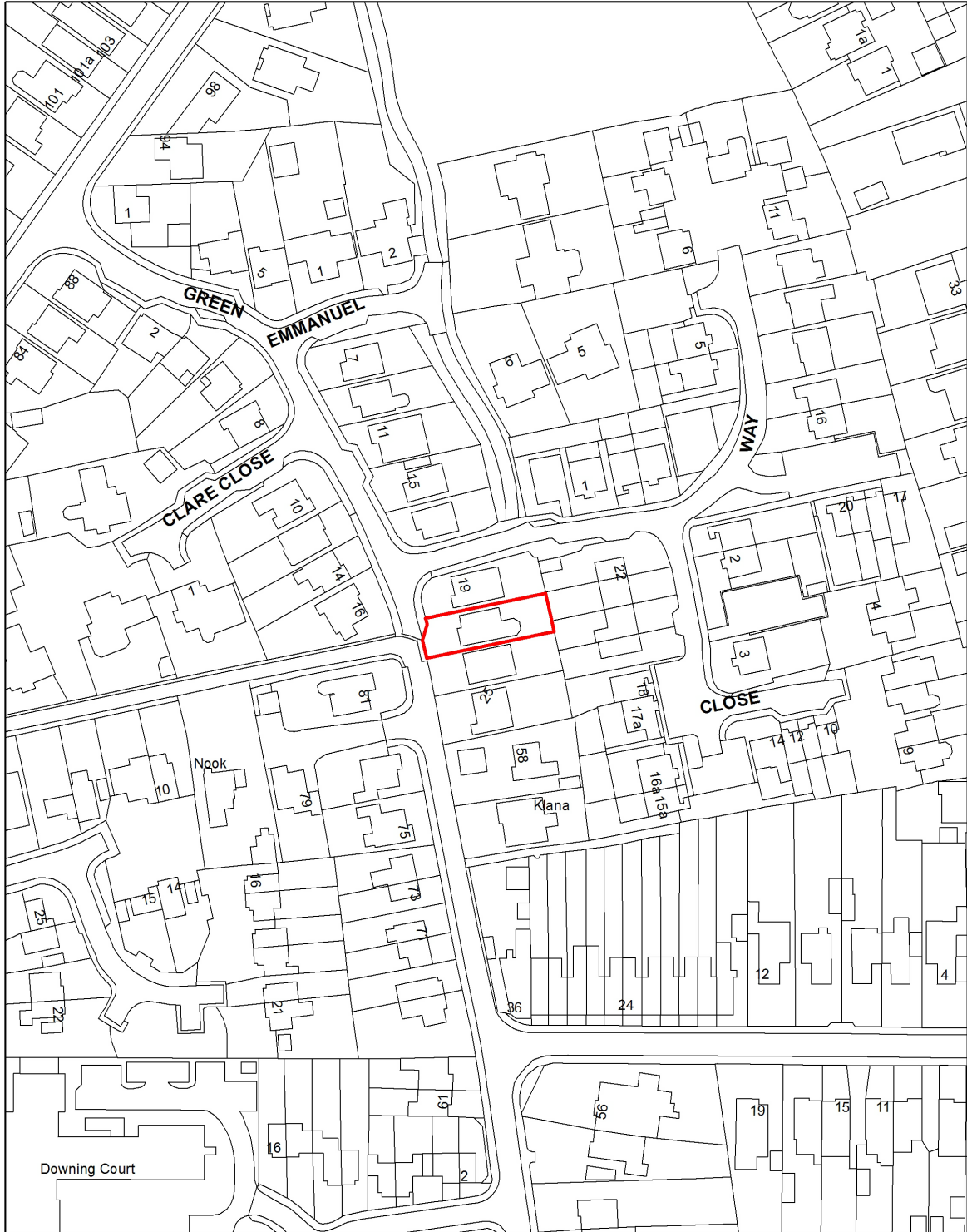
a) Proposed Floor Plan - Drawing No.21CG/1712/2 of 4

b) Proposed Elevations - Drawing No. 21CG/1712/3 of 4

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

FAREHAM

BOROUGH COUNCIL



21 Cambridge Green
Scale: 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2017