

**P/13/0233/FP**

**SARISBURY**

MR & MRS KIM ROSE

AGENT: MR MALCOLM HARVEY

ERECTION OF SINGLE STOREY REAR EXTENSION AND SWIMMING POOL ENCLOSURE

35 BURRIDGE ROAD BURRIDGE SOUTHAMPTON SO31 1BY

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to a detached dwelling within the countryside to the south of Burridge Road. The dwelling sits within a very large plot. There is a outdoor swimming pool immediately to the rear of the dwelling and also a detached annexe and tennis court on the site.

***Description of Proposal***

Planning permission is sought for the erection of a single storey rear extension to the dwelling measuring 3.3 metres in depth, and 13.8 metres in width. The extension would be 2.7 metres in height with a balcony on the flat roof above which would replace an existing larger balcony. A plant room would be contained within this extension to the western side of the dwelling. A single storey swimming pool enclosure is proposed to project from the rear of the extension measuring 16.5 metres in depth, 8 metres in width with a ridge height of 4 metres.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS14 - Development Outside Settlements

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

**Fareham Borough Local Plan Review**

H13 - Extensions to Dwellings and Ancillary Buildings in the countryside

***Relevant Planning History***

The following planning history is relevant:

**P/93/1013/FP**

**FIRST FLOOR BALCONY AT REAR**

PERMISSION 06/12/1993

**P/97/0102/FP**

**CONSTRUCTION OF A DETACHED GRANNY ANNEXE**

REFUSE 26/03/1997

**P/99/0016/FP**

**Retention of Carport**

RETAIN DEVLPMNT 12/02/1999

***Representations***

One letter has been received objecting on the following grounds;

- The proposed extension would be in excess of 3m in height and would extend 20m along the boundary
- Overbearing and intrusive
- Overdevelopment of the property
- Impact on outlook
- Potential for noise pollution from plant room adjacent to the boundary
- The proximity of the extension to the boundary with windows within the roof and side elevation gives us concerns for excessive levels of overlooking and light pollution
- If the windows are opened there is potential for noise nuisance
- The conifers shown on the plans on the boundary have had all growth removed
- The only screening for the development is on our side and it would be unfair to assume that this should be retained
- It was intended to improve the light to the garden by thinning and removing vegetation on our side
- It would appear that some of the leylandi will need to be removed to accommodate the plant room
- A number of trees have already been removed from the site to facilitate this development
- A large conifer on our side is within falling distance of the development

***Consultations***

Director of Regulatory & Democratic Services (Environmental Health) - The new plant room will provide better acoustic insulation than the existing shed. It is not considered the proposal will cause noise problems in the future although these could be dealt with under nuisance legislation.

***Planning Considerations - Key Issues***

The site is located within the countryside and therefore policies H13 of the Fareham Borough Local Plan Review and Policy CS14 of the Fareham Borough Core Strategy apply. Policy H13 relates to extensions to dwellings within the countryside. It states that a residential extension will be permitted within the countryside provided that it is of an appropriate size and design and does not adversely affect the character of the area or the wider landscape. Policy CS14 relates to development outside the settlements and states that development outside the settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function.

The application property stands within a very large plot and it is not considered that the proposal would result in overdevelopment of the site. As the building line along Burrige Road is staggered the swimming pool enclosure would not extend noticeably beyond all other properties along the south side of Burrige Road into the undeveloped countryside area to the rear. It is not considered that the proposal would have a detrimental impact on the character or visual appearance of the area.

The proposed single storey extension to the dwelling would project to approximately the same depth as the rear conservatory of the objectors property. The swimming pool enclosure would then extend quite significantly along the boundary with the neighbouring

property and would be set 1 metre off the boundary closest to the rear of the dwellings increasing to over 2.5 metres. There is high vegetation screening currently on the boundary which would largely obscure the building from view. The majority of the planting is within the objectors control and officers consider it would be unreasonable to resist the development on the grounds that boundary planting may be removed in the future. There is a row of leylandi on the application site close to the boundary which have been lopped leaving stumps with no greenery. Whilst it would appear that most could be retained there would be no objection to their loss as they do not provide any screening and are of no amenity value.

In light of the extent of boundary planting it is not considered that the proposal would be overbearing or intrusive within the outlook from the objector's property.

The windows proposed within the side elevation of the pump room and the swimming pool enclosure would be conditioned to be obscure glazed and fixed shut to prevent any overlooking of the objectors property and limit noise disturbance. It is not considered that any overlooking would occur from the proposed rooflights.

The existing swimming pool has filter and pumping equipment which is housed within a timber shed adjacent to the boundary with the objector's property. The new plant room would be in a similar location but would be housed within a purpose built extension with insulated cavity walls and an insulated flat roof to be lined with additional acoustic matting. The proposed window to the plant room would be triple glazed and fixed shut. It is not considered that the proposal would have a detrimental impact on the amenities of the neighbouring property in terms of noise nuisance however if any complaints are received they will be investigated by Environmental Health.

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

### ***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***

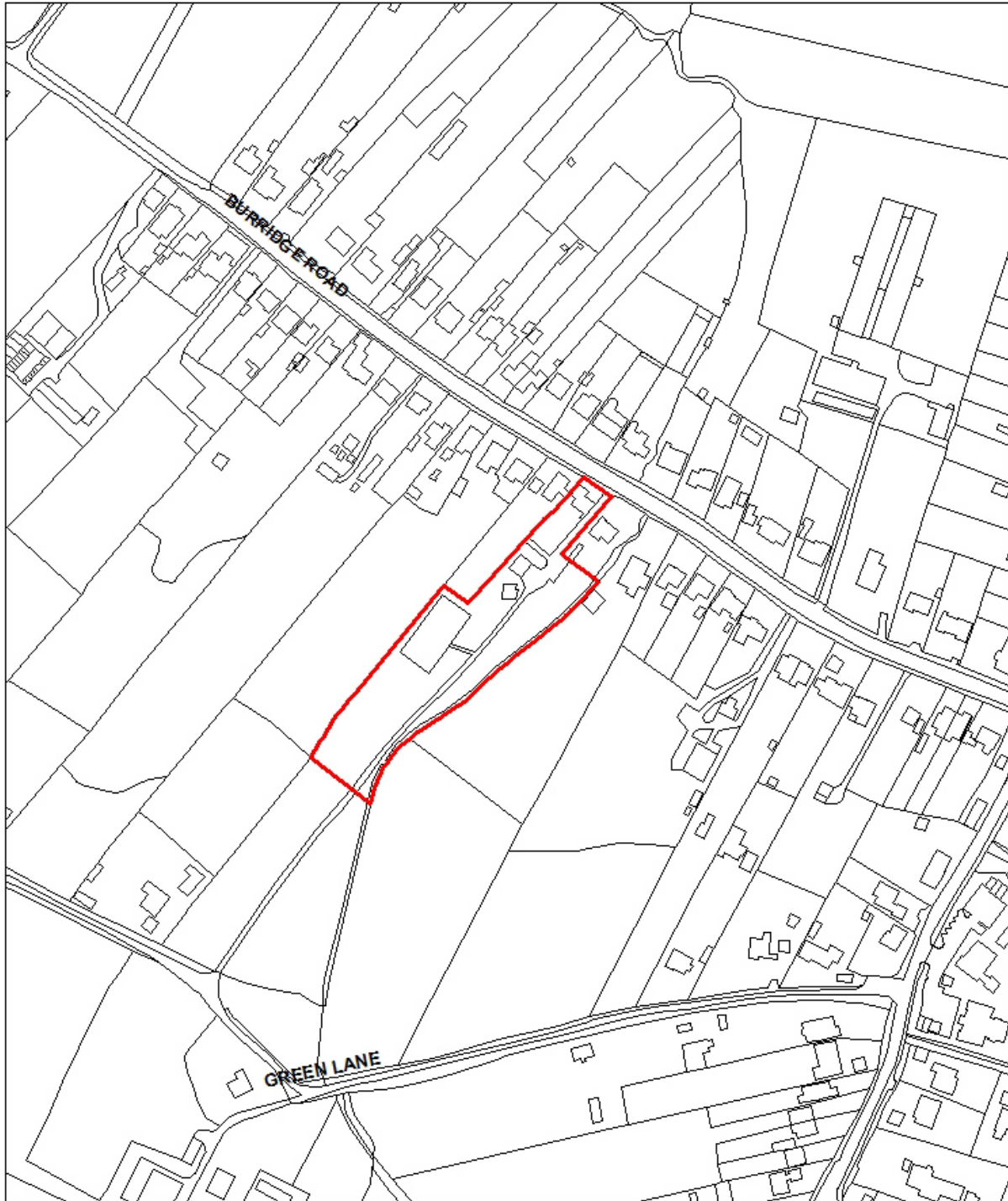
PERMISSION: Roof tiles to be agreed, Obscure glaze & fix shut windows side (west) elevation

### ***Background Papers***

P/13/0233/FP

# FAREHAM

## BOROUGH COUNCIL



35 Burrige Road  
Scale 1:2500

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