

**P/13/0393/FP**

**TITCHFIELD COMMON**

MR MARK BINNY

AGENT: MR JASON FRICKER

LOFT CONVERSION WITH FRONT AND REAR DORMERS, FORM NEW GABLE END, PROVISION OF SIDE PORCH, MINOR ALTERATIONS TO LAYOUT AND ERECTION OF STORAGE SHED

6 LYNDALE ROAD PARK GATE SOUTHAMPTON SO31 6QN

***Report By***

Simon Thompson - Ext. 4815

***Amendments***

This application has been amended by plan received on 6th June 2013 lowering the front dormers.

***Site Description***

This planning application relates to the above property (No.6) within the urban area.

***Description of Proposal***

Loft conversion with front and rear dormers, form new gable end, provision of side porch, minor alterations to layout and erection of storage shed.

***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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

***Relevant Planning History***

The following planning history is relevant. It relates to 16 Lyndale Road to the east.

**P/05/0664/FP**

**Erection of Single Storey Rear Extension, Raise Side Wall to form Gable and Provision of Front and Rear Dormers**

PERMISSION            27/06/2005

***Representations***

Two emails been received from 26 Southampton Road to the rear, objecting on the following grounds:

- Loss of privacy due to introduced overlooking from the rear dormer windows.

***Planning Considerations - Key Issues***

The following represent key issues for this application:

Impact on living conditions

Impacts on neighbours' amenities are considered satisfactory.

For example, the rear garden of 26 Southampton Road is 24m from the proposed rear dormers, well over the 11m sought in the Council's Extension Design Guide for privacy protection, let alone the 22m that guide looks for to facing windows, with those windows of 26 Southampton Road being about 44m away.

Meanwhile the neighbour to the west only has a side door and obscure side window opposite these proposals, with the rear storage shed acceptable in its impact given this neighbour's shed next door, intervening boundary treatment, distance and orientation.

#### Impact on character of the area

The proposed street scene design is also held to be reasonable, for example given the development nearby (e.g. that similar character of development implemented under P/05/0664/FP at 16 Lyndale Road beside the cul-de-sac end of this road). Appropriate external materials are mentioned on the submitted plans.

#### Highways

Parking is also thought acceptable, this proposed three bedroom home having the same parking requirement as now, in its present form as a two bed property.

#### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above, the proposal being considered/assessed by Officers for example as not likely to result in unacceptable impacts upon key planning issues (such as on the street scene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network), other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. Further to Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

#### ***Recommendation***

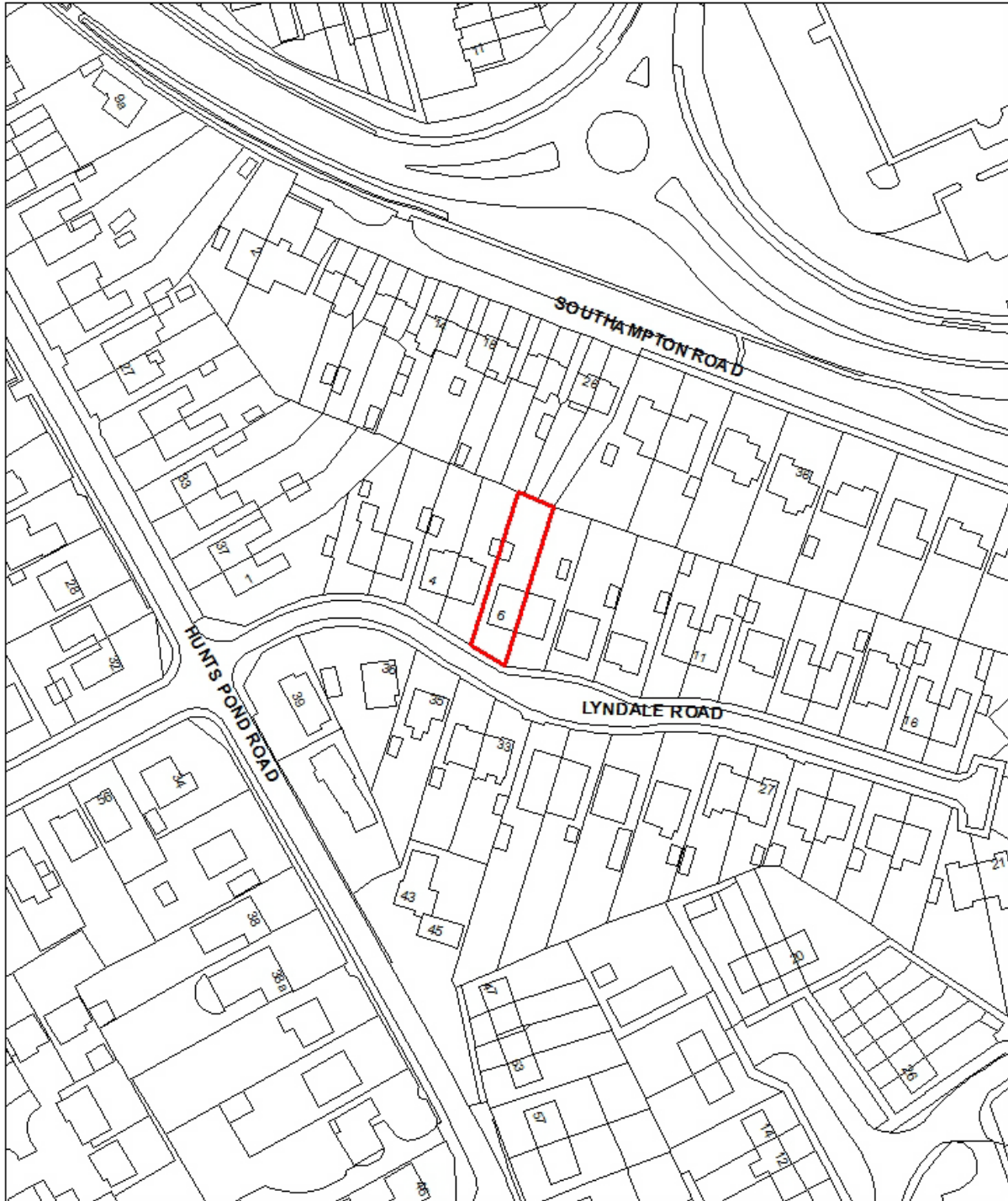
PERMISSION:

#### ***Background Papers***

Files P/13/0393/FP and that referred to in the relevant planning history section above.

# FAREHAM

## BOROUGH COUNCIL



6 Lyndale Road  
Scale 1:1250

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