

P/13/0390/FP

HILL HEAD

MS TERESA NOGUERA

AGENT: MR PHILIP HAMBLIN

ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS AND PROVISION OF NEW FRONT ENTRANCE

30 CORFE CLOSE FAREHAM HAMPSHIRE PO14 3NN

Report By

Emma Marks - Ext 2367

Site Description

This application relates to a semi-detached bungalow situated on the north side of Corfe Close, a cul-de-sac to the west of Cottess Way. The property has the benefit of a large plot.

Description of Proposal

Planning permission is sought for the following development:-

- i) Single storey side extension which measures 3.2 metres in width, 4.4 metres in depth with an eaves height of 2.2 metres and a ridge height of 4.4 metres;
- ii) Single storey rear extension which measures 5.2 metres in width, 6 metres in depth with an eaves height of 2.2 metres with an ridge height of 4.8 metres;
- ii) New front canopy entrance which measures 2.5 metres in width, 0.8 metres in depth with an eaves height of 2.2 metres and a ridge height of 3.4 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

Eleven letters of representation have been received objecting on the following grounds:-

- Doubling the size of the dwelling;
- The white render will stick out like a sore thumb;
- Lack of vehicle parking;
 - Velux roof windows not sized on drawing and could cause lighting problem if electric blinds are not fitted;
- Lack of sun light due to the large rear extension with pitched roof;
- New chimney flue too low, could cause smoke to enter windows of adjacent properties;
- Lack of surface water drainage due to no storm water drainage;
- The new porch will create noise from the front door which will affect people sleeping in no.28;
- The window in the south elevation would overlook no.28;
- Overlooking loss of privacy to no.28;
- This is being development to be sold on, not taking into account the properties around it.

Consultations

Director of Planning & Environment(Highways):- No objection

Planning Considerations - Key Issues

This application consists of three principal elements.

The erection of a front porch canopy is proposed above a new entrance door on the front of the property. Concern has been raised that the new entrance would be out of keeping within the street scene and would impact on the parking for the site. Officers are of the view that whilst there are no other immediate neighbouring properties with a door and canopy similar to the proposal, its design is not unacceptable and would not therefore be detrimental to the visual amenities and character of the area. The Council's Highway Officer has raised no objection in relation to the parking arrangement for the site.

A single storey side extension is proposed which would be built on the similar footprint of an existing side conservatory. The extension has a roof light within the front roof slope which will serve an en-suite within the ground floor bedroom. Officers are of the view that the extension would not have an adverse impact on the neighbouring property with regards to privacy or amenity.

Finally a single storey rear extension is proposed measuring 6 metres in depth. The adjoining property, 32 Corfe Close has an existing 4 metre deep conservatory sited to the rear of the property adjacent to the party boundary. Officers are of the opinion that the extension would not result in unacceptable harm to the occupiers of the neighbouring property in relation to light and outlook currently enjoyed.

Concern has also been raised that the property will be rendered and painted white. This element of the proposal does not require planning permission. The objections received have also raised concerns about drainage and the new flue being too low however these two points would be considered through the Building Control process if permission is granted.

Officers are of the opinion that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

Reasons For Granting Permission

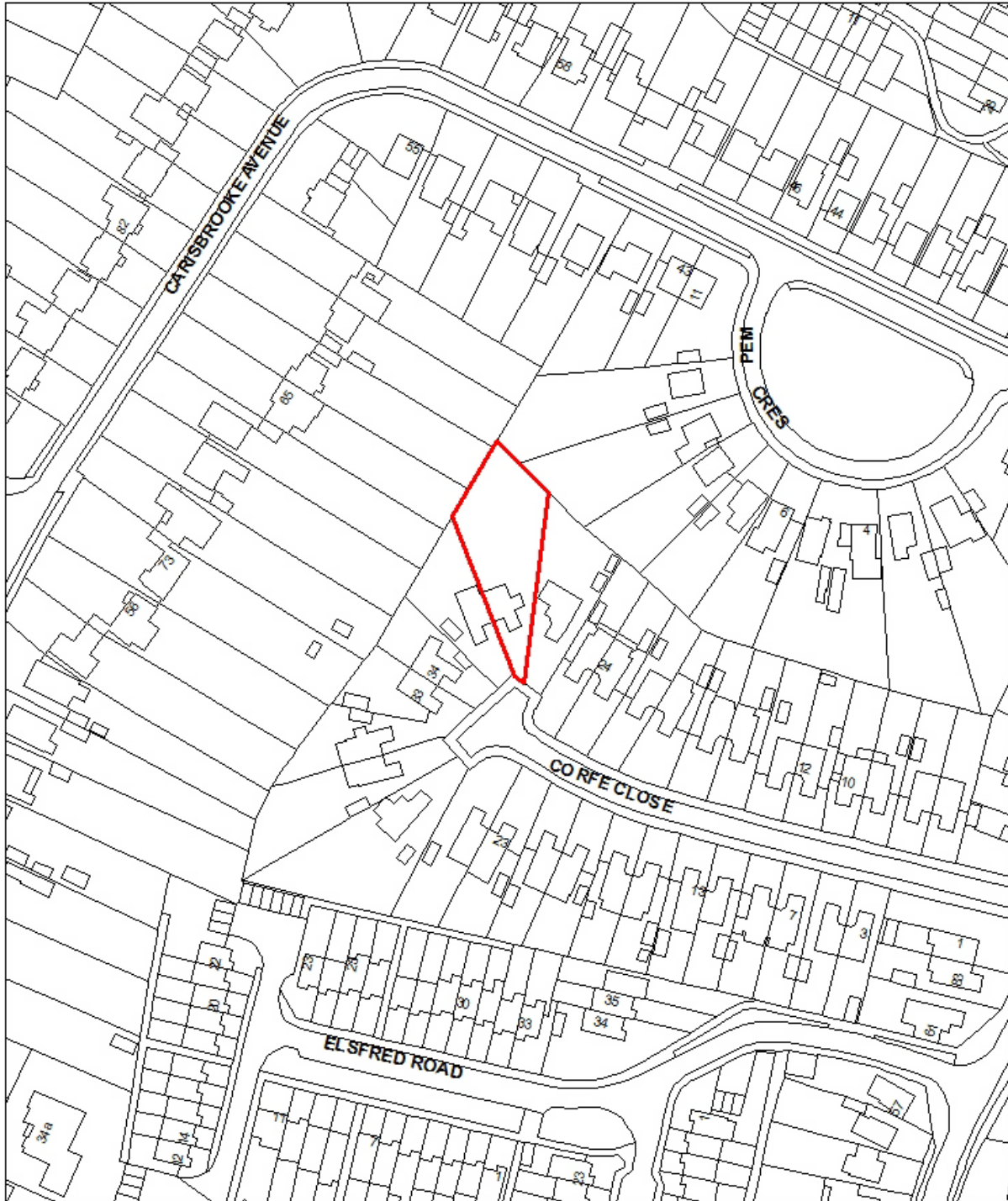
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have 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

FAREHAM

BOROUGH COUNCIL



30 Corfe Close
Scale 1:1250

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