

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/2021

**P/20/1272/FP
MRS E MARKS**

FAREHAM SOUTH

REAR DORMER FINISHED IN GREY CLADDING

45 LONGFIELD AVENUE, FAREHAM, PO14 1BX

Report By

Lucy Knight – direct dial 01329 824579

1.0 *Introduction*

1.1 This application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

2.0 *Site Description*

2.1 The application site comprises the residential curtilage of a two-storey mid-terraced dwelling located on the south-western side of Longfield Avenue.

3.0 *Description of Proposal*

3.1 Permission is sought for the use of grey cladding on the external of a rear dormer window. The dormer window itself is of a size and proportion that it can be constructed under permitted development rights. It is the change in material from others used on the house that results in the proposal requiring an express planning permission.

4.0 *Policies*

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17 High Quality Design

5.0 *Relevant Planning History*

5.1 There are no relevant previous applications.

6.0 *Representations*

6.1 None

7.0 *Consultations*

7.1 None

8.0 *Planning Considerations*

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

a) Impact on the character and appearance of the area.

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8.2 The dormer window itself is compliant with the parameters of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. This application is needed due to the proposed external materials not matching the existing property. Therefore, the assessment to be made is of the use of grey coloured cladding on the dormer.

8.3 The existing external materials on the property comprise a light-coloured render and red roof tiles. The use of this cladding, whilst not matching the materials on the existing house, is not considered to appear alien or incongruous on the house. Furthermore, there are other dormer windows of a similar design within close proximity to the site, finished in a range of materials, some being cladding such that the proposal would not be considered out of keeping with other developments already undertaken.

8.4 The proposal is to the rear of the property and so will not be visible from within the street scene.

8.5 The proposed use of cladding is therefore considered to be respectful of the key characteristics of the area and compliant with Policy CS17 of the Local Plan Part 1: Core Strategy.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.

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) Drawing No: 001 rev B – Existing Plans

b) Drawing No: 002 rev B – Proposed Plans

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

FAREHAM

BOROUGH COUNCIL



45 Longfield Avenue
Scale 1:1,250

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