

P/13/0406/FP

MR ROBERT SPENCER

TITCHFIELD

AGENT: MEON BUILDING
DESIGNS

ERECTION OF FRONT PORCH, SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF TO GARAGE AND UTILITY ROOM, PART SINGLE STOREY PART TWO STOREY REAR EXTENSIONS AND SIDE DORMER

113 THE AVENUE FAREHAM PO14 3DJ

Report By

Simon Thompson - Ext. 4815

Amendments

This application has been amended by plan received on 11th June 2013 improving the design of the proposed side dormer.

Site Description

This application relates to a two storey house on the south side of The Avenue, Fareham, at this road's eastern corner junction with Sandringham Road, Fareham.

Description of Proposal

Erection of front porch, single storey side extension with pitched roof to garage and utility room, part single storey part two storey rear extensions and side dormer.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,
EXTDG - Extension Design Guide (1993)

Relevant Planning History

The following planning history is relevant:

P/03/0734/FP

**Erection of Two Storey Extensions Incorporating New
Accommodation and Double Garage**

PERMISSION 10/07/2003

Representations

One email has been received from the neighbouring property to the east, 111 The Avenue, objecting on the following grounds:

- Loss of natural light to dining room;
- Outlook reduced/overbearing; and
- Loss of privacy.

Planning Considerations - Key Issues

This property is on quite a large plot with some mature boundary vegetation screening the site. The alterations are quite significant in size to the existing dwellinghouse but visually on an acceptable proportionate scale, with the main dwelling's hipped roof sides style retained for example. Satisfactory external materials are specified on the submitted plans. In Officers' opinion the street scene and local character effects of these dwellinghouse alterations are acceptable.

In terms of impacts on neighbours, these would also be acceptable in Officers' opinion.

For example, concerning the neighbouring property at 111 The Avenue, the window the neighbour is concerned about is a side window of a dining room, that window being just short of 4m from the gable end of the roof of the proposed garage alteration, 4m being what would normally be looked for in such a relationship, but in further mitigation that dining room has alternative outlook and light from an adjoining conservatory, the connection being made by large windows and a glazed door.

Furthermore on privacy, no upper floor side windows are proposed facing towards 111 The Avenue, and if they were to be in the future at first floor level or above, these would need to be obscure glazed and fixed shut to 1.7m, else they would need additional planning permission.

There is more than enough room on the proposed front drive and within the planned garage for the number of vehicles required to be able to parked at this proposed four bed home.

The proposal is considered acceptable in all respects and is therefore recommended.

Recommendation

PERMISSION: Remove permitted development rights for side (east elevation) windows at ground floor level of the single storey side extension.

Background Papers

File: P/13/0406/FP and that referred to in the relevant planning history section above.

FAREHAM

BOROUGH COUNCIL



113 The Avenue
Scale 1:1,250



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