

**P/13/0474/FP**

MR SIMON EDWARDS

ERECTION OF REAR DETACHED GARAGE

25 CORT WAY FAREHAM PO15 6NY

**FAREHAM NORTH-WEST**

AGENT: MR SIMON EDWARDS

***Report By***

Emma Marks - Ext.2677

***Site Description***

This application relates to a mid-terrace property situated on the south east side of Cort Way which is to the west of Fareham Park Road.

The property has a rear access via a parking/garage court accessed from Thorni Avenue.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for the erection of detached garage within the rear garden which measures 7 metres in width, 5.8 metres in depth with an eaves height of 2.5 metres and a ridge height of 4.2 metres.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Representations***

One letter has been received objecting on the following grounds:-

- The garage will reduce the amount of sunlight to neighbouring property;
- The garage will be an eyesaw and a monstrosity.

***Consultations***

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

***Planning Considerations - Key Issues***

The concern has been raised that the garage would block out sunlight to the neighbour and is too tall. The garage is proposed with a maximum ridge height of 4.2 metres and is approximately 22 metres away from the closest neighbouring dwelling. The properties have garden depths of approximately 28 metres; officers are of the view that the height of the garage is modest and would be sited some distance away from the neighbouring property. In light of this officers are of the opinion that the proposed garage would not impact upon the neighbouring properties in relation to loss of light, outlook and privacy.

The representation questions the design of the garage. The garage would be designed with a dual pitched roof with the ridge running side to side (boundary to boundary). Officers consider the garage has a satisfactory design and would not have a detrimental impact on the character of the area.

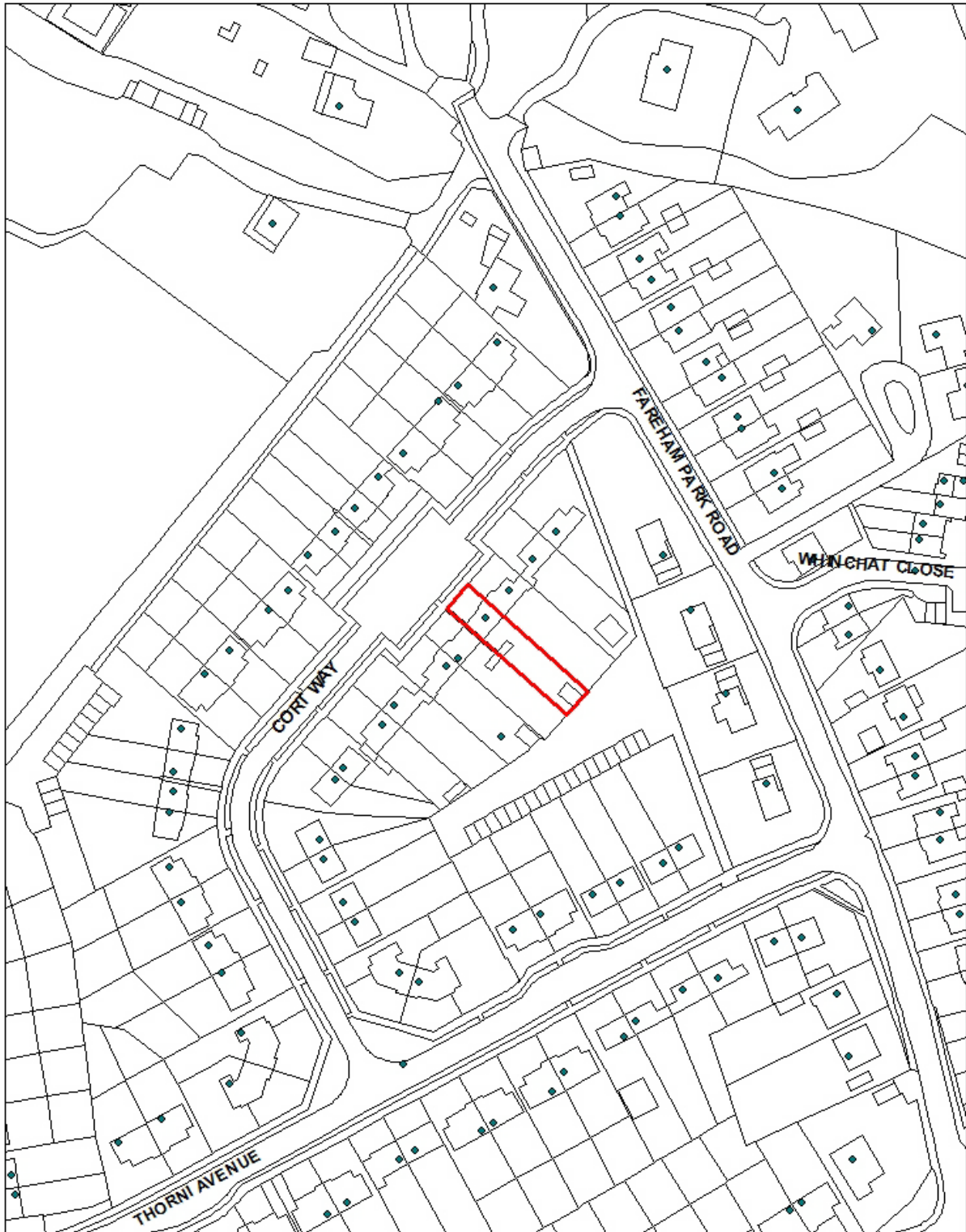
Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

***Recommendation***

Permission - Use incidental

# FAREHAM

BOROUGH COUNCIL



25 Cort Way  
Scale 1:1,250



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