

**P/13/0498/FP**

MR & MRS GIBBS

**STUBBINGTON**

AGENT: CROFTON  
CONSERVATORY CENTRE

ERECTION OF REAR CONSERVATORY

29 SUMMERLEIGH WALK FAREHAM PO14 2TG

***Report By***

Emma Marks Ext.2677

***Site Description***

This application relates to a detached dwelling situated on the west side of Summerleigh Walk which is to the west of Mays Lane.

***Description of Proposal***

Planning permission is sought for the erection of a rear conservatory which measures 3.1 metres in depth, 4.4 metres in width with an eaves height of 2.1 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

***Relevant Planning History***

The following planning history is relevant:

***Representations***

One letter of representation has been received objecting on the following grounds:

- The neighbours guttering would have to be altered
- The gap between to the conservatory and garage would need to be sealed and could create damp
- If the conservatory is built it means the neighbour's garage will no longer be detached
- Devaluation of property

***Consultations***

Director of Planning & Environment (Arboriculture):- No objection subject to a condition requiring a proposed engineering solution to address the risk of tree related foundation movement to be submitted and agreed before development commences.

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

***Planning Considerations - Key Issues***

This application relates to a detached dwelling situated on the west side of Summerleigh Walk which is to the west of Mays Lane. Planning permission is sought for the erection of a modest rear conservatory. The neighbour to the north has a detached garage which is sited on the south western boundary with the application site. The conservatory would be constructed next to that building.

The representation received has raised concerns that the siting of the conservatory next to the neighbour's garage would result in the garage guttering having to be altered and the gap between the garage and the conservatory would need to be sealed to prevent damp occurring. The agent has confirmed that the conservatory would not be attached to the neighbour's garage wall and would not interfere with the guttering, however these issues would need to be resolved by the two householders if any alterations are required to the neighbouring garage or property.

Concern has also been raised that the conservatory would be attached to the neighbour's garage and result in the garage no longer being detached and could devalue the neighbour's property. These issues are not material planning considerations and therefore cannot be considered whilst determining this application.

Officers are of the opinion that due to the location of the conservatory there would not be any adverse impact on the neighbouring property in relation to light, outlook and privacy.

***Recommendation***

Permission: tree protection measures/foundation details

# FAREHAM

BOROUGH COUNCIL



29 Summerleigh Walk  
Scale 1:1,250



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