

**P/13/0480/FP**

**WARSASH**

MR & MRS P & L HAMMOND

AGENT: MARTIN MOYSE MRICS

ERECTION OF PART FIRST FLOOR PART TWO STOREY SIDE AND PART TWO STOREY REAR EXTENSION

41 ELMDALE CLOSE WARSASH SOUTHAMPTON SO31 9RW

***Report By***

Richard Wright x2356

***Site Description***

The application site comprises the residential curtilage of this two storey detached dwellinghouse which is located within the urban area. The dwelling has a garage attached to its western side behind which is a conservatory.

***Description of Proposal***

Permission is sought for the erection of a part first floor, part two storey side and part two storey rear extension.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

EXTDG - Extension Design Guide (1993)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

***Representations***

One letter has been received objecting to the application on the following grounds:

- Overbearing, intrusive and un-neighbourly form of development
- Detrimental to the amenities of neighbours
- Loss of light, outlook and privacy

***Planning Considerations - Key Issues***

i) Effect on appearance of dwelling and character of streetscene

Elmdale Close is part of a planned housing development characterised by detached dwellings of a similar layout, design and distance from one another. It is notable that several other dwellings in the close have previously erected two storey side extensions of a similar scale and appearance to that hereby proposed. With this in mind, Officers do not consider that the proposal would be out of keeping with the character of the area nor would it be harmful to the visual appearance of the dwelling or the street. The proposal accords with the design related criteria of Core Strategy Policy CS17 (High Quality Design).

ii) Effect on living conditions of neighbours

The proposal is to extend the dwelling to two storeys at its western side from front to back.

The attached garage would become a store and study with utility and family rooms also at ground floor level and an enlarged bedroom, a dressing room and two bathrooms at first floor level.

The neighbour to the immediate west of the site living at 43 Elmdale Close has objected to the application. The corresponding facing eastern elevation of no. 43 has one obscure glazed window serving a downstairs WC, a clear glazed kitchen window and a landing window half way between the ground and first floor.

One concern of the neighbour is the potential loss of privacy in their home, however it is noted that the only first floor windows proposed in the new extension are to serve non-habitable rooms (dressing room and bathroom) and could easily be required to be obscure glazed and fixed shut by condition. Any new openings at ground floor level would not give rise to any overlooking of the boundary fence approximately 1.8 - 2.0 metres high.

The neighbour also raises the issues of light to and outlook from rooms in their house and believes the development would be overbearing and intrusive. Whilst the extension would bring the facing elevations of the two houses little more than two metres away from each other, any effect on light and outlook would be confined to a non-habitable room, namely the hall/landing of no. 43, and the kitchen, which benefits from a primary source of light and outlook from French doors and windows in the south facing rear and western elevations of that room.

The extension would not project far enough forward of no. 43 to materially affect windows in the front elevation.

Taking into consideration the position and nature of windows in the proposed side extension and the arrangement of the neighbouring property at no. 43, Officers do not consider there would be any detriment to the living conditions of those neighbours sufficient to warrant refusing this application.

### iii) Parking provision

An amended site plan submitted demonstrates the site's ability to provide space for three vehicles to park on the frontage. This meets the requirement for parking provision for a four bed dwelling in accordance with the Council's adopted residential parking standards.

### ***Recommendation***

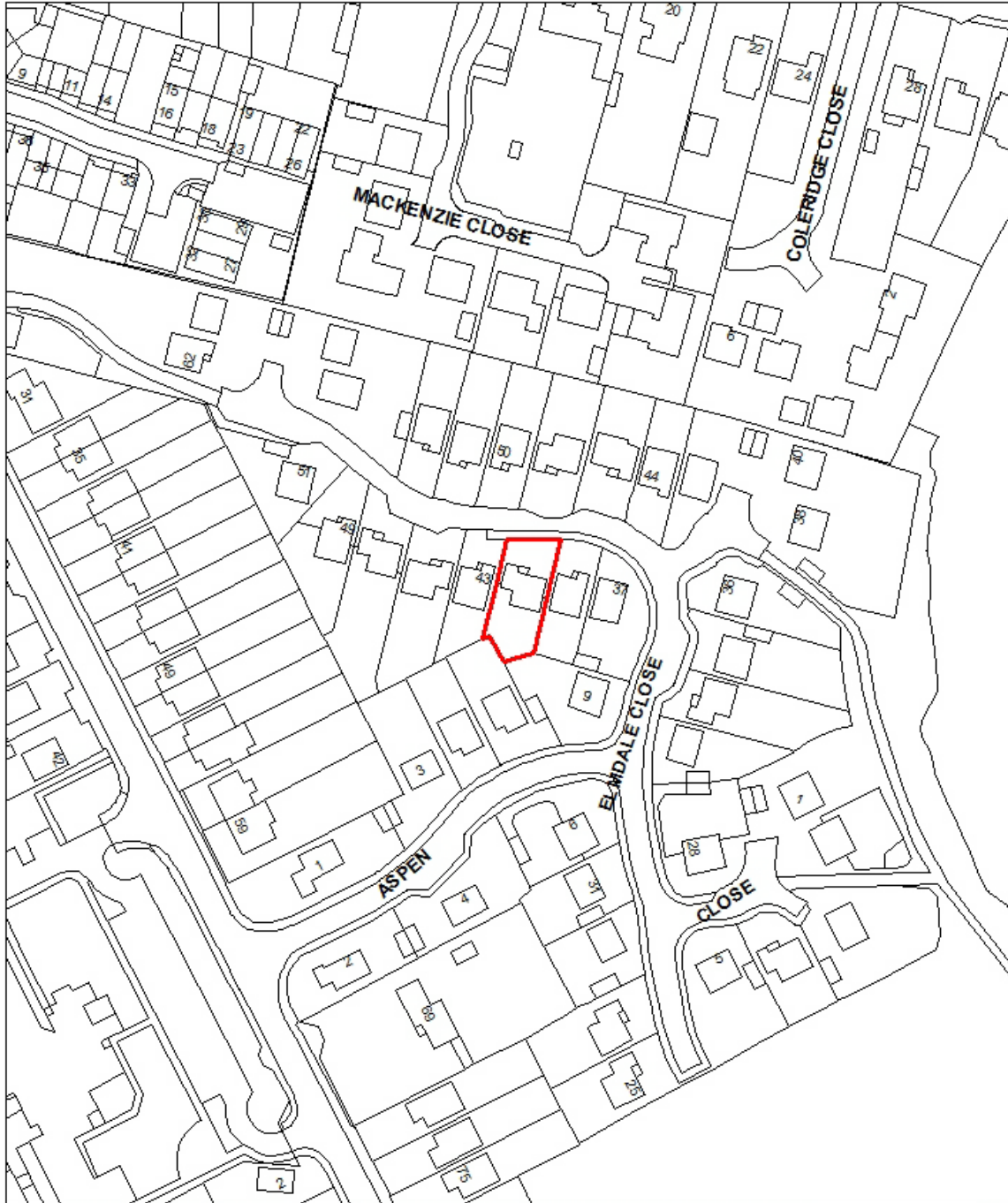
PERMISSION: materials to match; obscure glaze and fix shut to 1.7m above IFF level FF windows in side (western) and rear (southern) elevations; parking provision for three cars provided and retained

### ***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



41 ELMDALE CLOSE  
SCALE: 1:1250

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