

P/13/0554/FP

MR & MRS P PAYNE

WARSASH

AGENT: JENKINS
ARCHITECTURE LTD

VARIATION FROM CONDITION 5 OF P/94/1051/FP TO ENABLE THE ERECTION OF A SINGLE STOREY REAR EXTENSION

177 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached dwelling on the north side of Warsash Road and to the east of Horseshoe Lodge.

The dwelling is within the urban area.

Description of Proposal

Planning permission is sought for the variation of 5 of P/94/1051/FP to enable the erection of a single storey rear extension which measures 4 metres in depth, 9.670 metres in width with an eaves height of 2.3 metres and a ridge height of 3.5 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:

P/13/0439/FP **DEMOLITION OF EXISTING GARAGE AND ERECTION OF
DETACHED GARAGE TO FRONT OF PROPERTY**

APPROVE 11/07/2013

P/94/1051/FP **ERECTION OF DETACHED DWELLING PROVISION OF ACCESS
DRIVES, ALTERATIONS TO No. 177**

PERMISSION 15/11/1994

Representations

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

- Overdevelopment of the site

Planning Considerations - Key Issues

Condition 5 of the original planning permission (P/94/1051 refers) states:

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), there shall be no

enlargement or alteration (including alterations to the roof) of the dwellinghouse hereby approved unless the written consent of the Local Planning Authority has been obtained.

REASON: In the interests of the amenities of the occupiers of adjacent dwellings.

Planning permission is sought for the variation of the condition to allow the erection of a single storey rear extension. The extension could have been built under householder permitted development rights (i.e. without the need for planning permission) if it were not for the condition.

The representation received has raised the concern that the site will be overdeveloped. This is due to a recent application being granted for a detached double garage to the front of the site. The existing garage within the rear garden of the site is proposed to be demolished to allow more space around the dwelling and the proposed extension. Officers are satisfied that the proposal would not harm the amenities of neighbouring properties and an adequate garden would be retained for a property of this size.

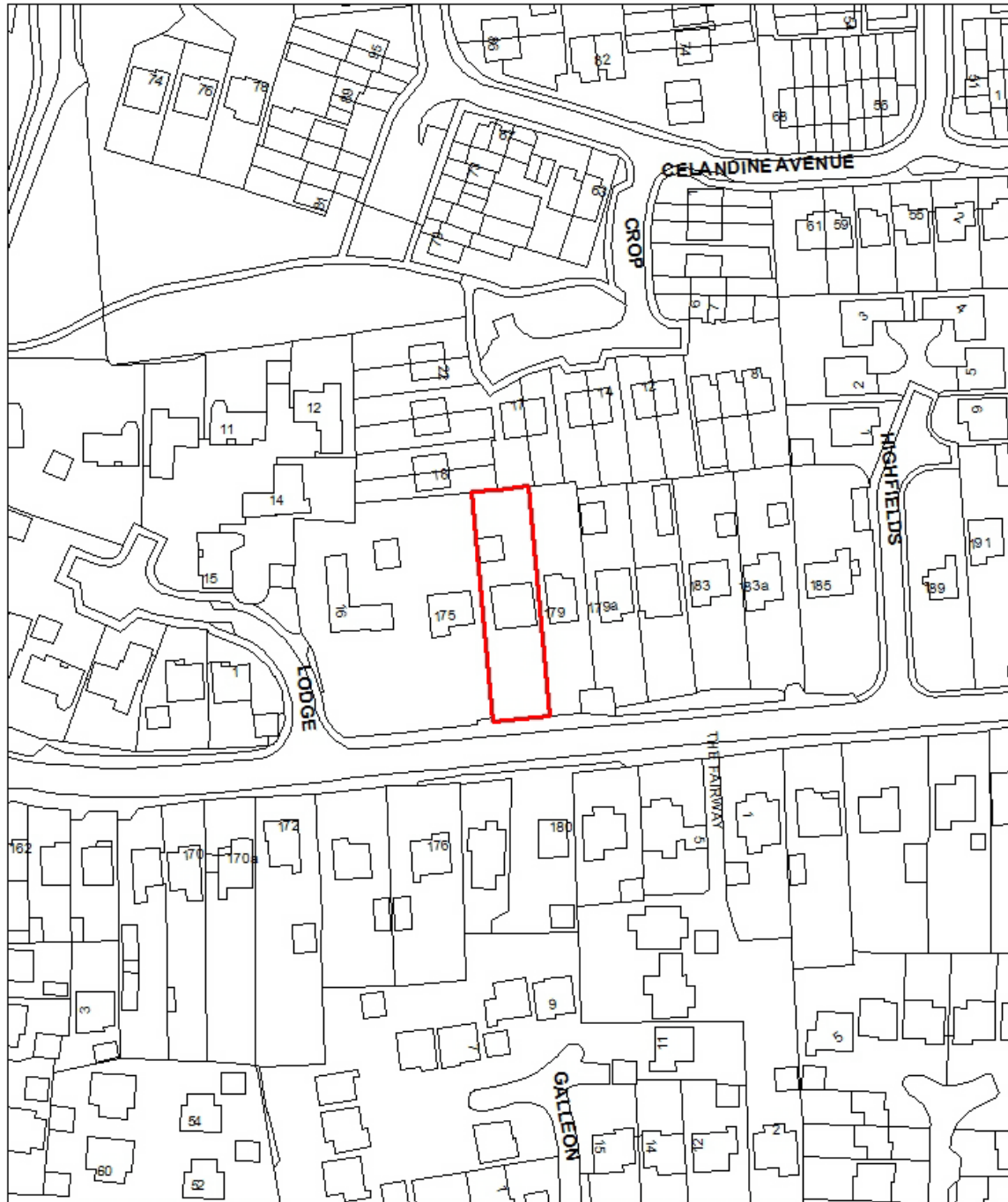
The proposed extension is acceptable and complies with the Adopted Fareham Borough Core Strategy.

Recommendation

Permission - Materials to match

FAREHAM

BOROUGH COUNCIL



177 WARSASH ROAD
SCALE: 1:1250

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