

P/13/0462/FP

FAREHAM NORTH-WEST

MRS S ATKINSON

AGENT: MR M WILKES

ERECTION OF SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY

36 HENLEY GARDENS FAREHAM PO15 6HA

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a semi-detached dwelling within the urban area which is sited to the northern end of Henley Gardens. The property is bounded by Thames Drive to the north.

Description of Proposal

Planning permission is sought for the erection of;

- a single storey side extension measuring 1.25 meters in width, 6 metres in depth with a ridge height of 3.6 metres
- a rear conservatory measuring 4 metres in width, 4 metres in depth with a ridge height of 3.3 metres.

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)

Representations

One letter has been received objecting on the following grounds;

- The adjacent garage wall should not be used as the support wall for the extension
- The guttering of the extension should not overhang the boundary
- The garage wall is not strong enough to support the extension
- This could affect the saleability of our property
- If the maintenance of the guttering is not kept up, it is likely the neighbouring garage would flood

Planning Considerations - Key Issues

The proposed side extension would occupy the narrow gap between the north-west side elevation of the dwelling and the rear of the adjacent garage block which backs on to the side of the dwelling. The garage block contains five garages; one of which is owned by the applicant. The proposed side extension would abut the rear wall of two of the garages which belong to neighbouring properties in addition to the applicant's own garage. The guttering of the extension would overhang the boundary extending marginally over the roof of the garages.

The occupants of the adjoining property have raised concerns that the rear wall of the garages should not be used to support the extension and the guttering should not overhang the boundary as this may result in damage to their property. The plans indicate that the extension would not be constructed to be supported by the rear wall of the garages and would have its own side wall.

There would need to be excavation within close proximity to the rear garage wall in order to lay the foundations. Whilst officers acknowledge the concerns raised over the potential for damage this would be a party wall issue rather than a material planning consideration. If any damage were to occur to the garage of a neighbouring property either as a result of the construction works or in the future due to overflowing guttering this would be a private legal matter.

The proposed rear conservatory would protrude approx 1 metres beyond the rear of the conservatory on the adjoining property. It is therefore not considered that the proposal would have any detrimental impact on this property in terms of loss of privacy or light.

Officers do not consider that the proposed extension and conservatory would have any detrimental impact on the visual amenity of the area or the amenities of neighbouring properties. The proposal complies with the relevant policy of the Fareham Borough Core Strategy and the Extension Design Guide and is considered acceptable.

Recommendation

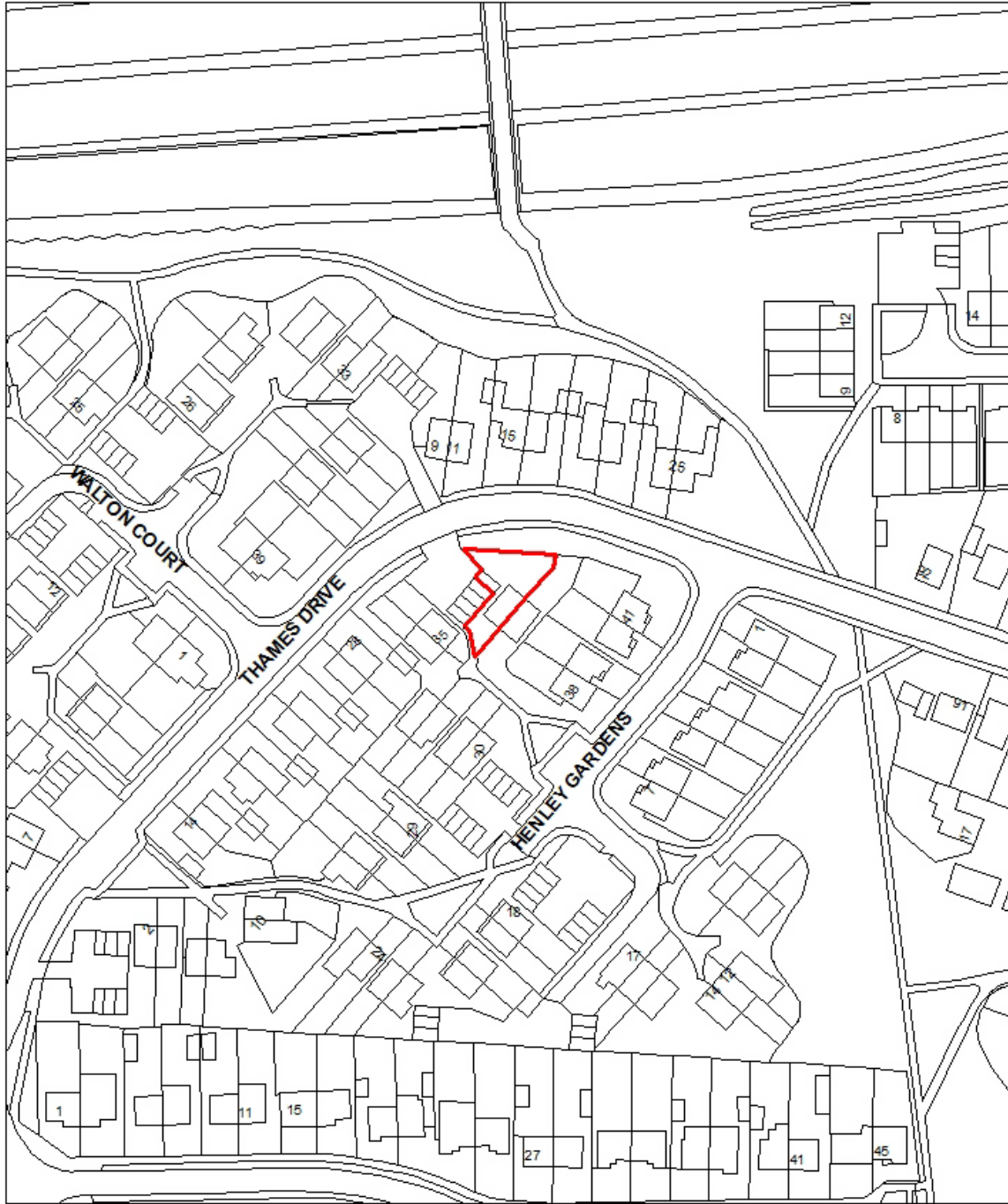
PERMISSION; Materials to match (extension)

Background Papers

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FAREHAM

BOROUGH COUNCIL



36 HENLEY GARDENS
SCALE: 1:1250

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