

**OFFICER REPORT FOR COMMITTEE**

**DATE: 10/08/22**

**P/22/0815/FP  
MS CHRISTINE MATCHETT**

**FAREHAM EAST**

REPLACEMENT SINGLE STOREY REAR/SIDE EXTENSION, REPLACEMENT  
BALUSTRADE TO EXISTING BALCONY AND REPLACEMENT BOUNDARY WALL

82 SOUTHAMPTON ROAD, FAREHAM, PO16 7EA

***Report By***

Lucy Knight – direct dial 01329 824579

**1.0 *Introduction***

1.1 This application is reported to the Planning Committee due to the applicant being the spouse of an employee of Fareham Borough Council

**2.0 *Site Description***

2.1 The application site comprises the residential curtilage of a two and a half storey semi-detached dwelling located on the southern side of Southampton Road

**3.0 *Description of Proposal***

3.1 Permission is sought for a single storey rear/ side extension, replacement balustrade to the existing balcony and a replacement boundary wall

**4.0 *Policies***

4.1 The following policies apply to this application:

**Adopted Fareham Borough Core Strategy**

CS17 High Quality Design

**Adopted Development Sites and Policies**

DSP3 Impact on Living Conditions

**Emerging Fareham Local Plan 2037**

D1 High Quality Design and Placemaking

D2 Ensuring Good Environmental Conditions

**Other Documents:**

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

**5.0 *Relevant Planning History***

5.1 The following planning history is relevant:

**FBC. 6826/2**                      Erection of Rear Extension  
**Permission**                      13/01/1976

**FBC. 6826/3**                      Alterations to Carport to From Conservatory  
**Permission**                      07/04/1976

## **6.0 Representations**

6.1 One third party letter has been received from the neighbour to the west (number 86) stating no objections.

## **7.0 Consultations**

7.1 None

## **8.0 Planning Considerations**

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact upon neighbouring properties;
- b) Impact upon the character and appearance of the area.

### 1. Impact upon neighbouring properties

8.2 The property as existing has a single storey rear extension and a single storey side extension which extends up to the boundary with number 86 to the west. The proposed single storey extension will replace these extensions with a single storey wrap around extension which is stepped away from the boundary to regain side access to the rear garden.

8.3 The proposed extensions will not result in any further impact upon the neighbour to the east due to being no deeper than the existing extension. This neighbour also has an existing extension to the same depth.

8.4 The proposed extension is stepped away from the western boundary by approximately 1.3 metres and is finished with a flat parapet roof.

8.5 The property to the west is set away from the application site by approximately 7 metres.

8.6 The proposal is therefore, not considered to result in a significantly different impact upon the neighbour to the west than is already experienced by the existing extensions.

- 8.7 There is a white painted brick wall on the boundary with number 86 as existing. This is to be replaced with a wall constructed out of bricks to match the existing property. The replacement of this wall is considered acceptable.
- 8.8 The existing balcony has a timber railing balustrade. The proposals aim to replace this with a glass balustrade. The replacement of the balustrade is not considered to result in any significant impact upon the amenity of neighbouring properties.
- 8.9 For the reasons given above, the proposals are not considered to result in an unacceptable adverse impact upon any of the neighbouring properties by way of a loss of light, outlook and/ or privacy and comply with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies and Policy D2 of the emerging Fareham Local Plan 2037.

b) Impact upon the character and appearance of the area

- 8.10 The proposed single storey extension will be partially visible when viewed from within the street scene. However, this will be set back from the front elevation of the property, is single storey and will be finished in materials to match the existing property and will therefore not appear prominent.
- 8.11 The replacement boundary wall will also be visible from within the street scene. It is proposed to be built in materials to match the existing property and remains to be stepped down to a low-level wall as it extends towards the front boundary as the existing wall does.
- 8.12 The proposals are therefore, considered to respect the key characteristics of the area and comply with Policy CS17 of the Local Plan Part 1: Core Strategy and Policy D1 of the emerging Fareham Local Plan 2037.

**9.0 Recommendation**

9.1 PLANNING PERMISSION, subject to Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.  
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
  - a) Drawing No: 2201-01 Rev A – Location Plan and Block Plan
  - b) Drawing No: 2201-02 – Plans as Existing
  - c) Drawing No: 2201-03 Rev A – Elevations and Section as Existing
  - d) Drawing No: 2201-04 – 3d Views as Existing
  - e) Drawing No: 2201-13 Rev A – Plans as Proposed

f) Drawing No: 2201-14 Rev A – 3d Views as Proposed

g) Drawing No: 2201-15 – Elevations and Section as Proposed

REASON: To avoid any doubt over what has been permitted

3. The materials to be used in the construction of the development hereby permitted shall match as closely as possible those used on the existing building unless otherwise agreed in writing with the Local Planning Authority.

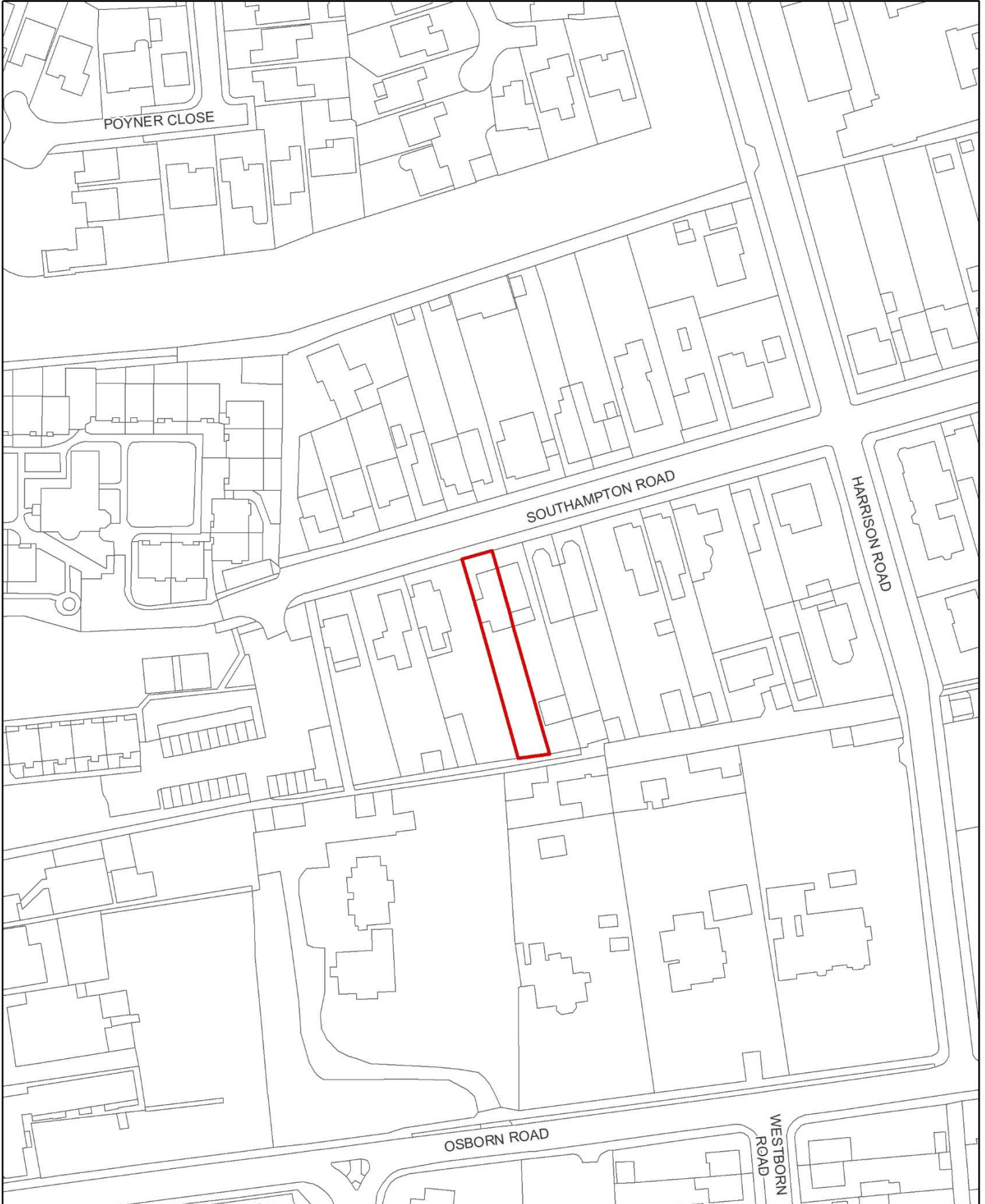
REASON: To secure the satisfactory appearance of the development.

***Background Papers***

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

# FAREHAM

BOROUGH COUNCIL



82 Southampton Road  
Fareham  
Scale 1:1,250



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