

P/13/0536/FP

LOCKS HEATH

MR KEVIN JONES

AGENT: MR DAVID WINDSOR

ERECTION OF SINGLE STOREY SIDE EXTENSION

6 MONTEREY DRIVE LOCKS HEATH SOUTHAMPTON SO31 6NW

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached dwelling on a corner plot within the Monterey Drive development.

Description of Proposal

Planning permission is sought for the erection of a single storey side extension with a rear canopy which measures 11.2 metres in depth, 3.5 metres in width with an eaves height of 2.3 metres and a ridge height of 4.2 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

No representations received.

Planning Considerations - Key Issues

This residential development dates from the 1990s. It is characterised by large detached houses set in reasonable sized plots. A number of mature trees have been retained within the estate and planting on property frontages is a feature throughout. Dwellings are set within their plots with buildings retaining a separation from the public highway.

The primary issue in this particular case is the effect on the character and appearance of the area.

The existing two storey house is currently set 3.5 metres off the boundary with the public footway. A wall/ fence combination demarks the boundary between the site and the highway. At its southern end the wall/ fence is set back from the footway and slowly gets closer to the footway as it runs northwards.

The proposal would involve removing this wall/ fence and constructing a single storey extension within the 3.5 metre gap between the house and the footway. The extension would effectively abut the footway for its 11.2 metre length.

The result of the proposal is that a long flank wall would be created immediately alongside the footway. In addition the extension up to the footway's edge would be at odds with the character of the estate where houses are situated within their plots.

The applicant advises that they have recently been diagnosed with progressive Multiple

Sclerosis. Due to the progressive and debilitating nature of the illness they are looking to adapt the house to allow full wheel chair access to enable them to live on the ground floor.

In light of the personal circumstances of the applicant, Officers have discussed the proposals with them to see if the concerns about the impact upon the character of the area could be addressed. The applicants have advised Officers that the extensions have been specifically designed to meet their needs as a result of their medical condition and alternative designs are not realistic in light of the size of the property and the plot it stands on.

Officers have carefully balanced the issues in this case and conclude that the impact upon the character of the area is such that the proposal would be contrary to Policy CS17 of the approved Fareham Borough Core Strategy.

Recommendation

REFUSE: Contrary to policy; long flank wall abutting the public footway and loss of space between the house and highway harmful to the character and appearance of the area

FAREHAM

BOROUGH COUNCIL



6 Monterey Drive
Scale 1:1250

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