

P/13/0560/FP

SARISBURY

MR & MRS MACE

AGENT: MRS REBECCA NASH

ERECTION OF FRONT, SIDE AND REAR EXTENSION

32 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached dwelling on the on the south side of Buchan Avenue off a private drive which serves four residential dwellings.

Description of Proposal

Planning permission is sought for the erection of a single storey extension which wraps around the rear and side of the property with a small section protruding beyond the front elevation.

The extension measures 3.8 metres from the rear wall of the dwelling, 12.6 metres in width and runs a depth of 15.5 metres along the southern side of the property with 3 metres which protrudes beyond the front wall of the dwelling.

The side and front part of the extension will be used as a linked annexe.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One letter has been received objecting on the following grounds:-

- Loss of privacy
- The front extension would create parking issues
- The building work itself will cause a major disruption and access to our property will be difficult
- The driveway will be heavily damaged as a result

Consultations

Director of Planning & Environment(Arborist):- No objection subject to conditions

Director of Planning & Environment(Highways):- No objection subject to conditions

Planning Considerations - Key Issues

This application has been submitted to extend the existing detached property to provide a side attached annexe which will be occupied by a family member, linked by an internal door

to the main house and a single storey rear extension to the kitchen/family room.

Concern has been raised by the neighbouring property that the development would create overlooking. Officers have considered this concern and are of the view that as the extensions are single storey, no adverse impact would be caused to neighbour's privacy.

The representation received has also raised concern that the development would cause parking problems. Officers have considered the parking for the site and are comfortable that as the extension would not be built over any existing parking spaces, and the frontage would provide a double garage plus three car parking spaces, the property would still meet the car parking standard required.

Another point raised in the representation received is that when the development is being constructed the private drive may be damaged. This is a civil matter and not a matter that the Planning Committee is able to take into account whilst determining this application.

Officers are of the view that the development would not have adverse parking implications and would not unacceptably impact upon the neighbouring property. Due to the location of the property at the end of a private drive the proposal would not harm the character of the area.

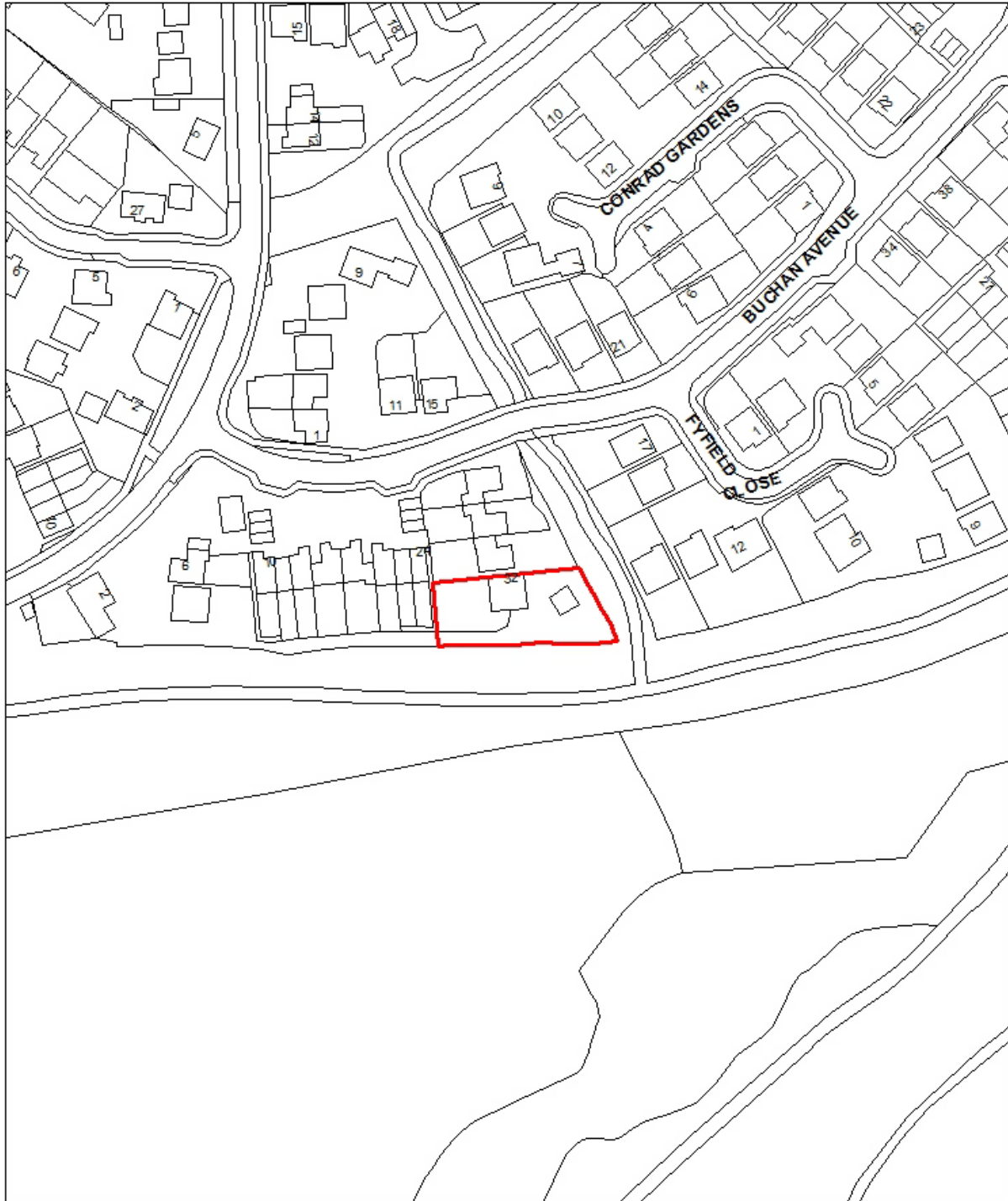
Officers consider the development to be acceptable and to comply with the Adopted Fareham Borough Core Strategy.

Recommendation

PERMISSION - Materials to match, annexe restriction, Foundation details, Tree protection method statement, Tree protection areas and services location in relation to trees.

FAREHAM

BOROUGH COUNCIL



32 Buchan Avenue
Scale 1:1250

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