

P/13/0686/FP

WARSASH

MRS JANICE WARD

AGENT: OPAL INSPIRATIONS

ERECTION OF TWO / SINGLE STOREY REAR EXTENSIONS

239 WARSASH ROAD LOCKS HEATH SOUTHAMPTON SO31 9NY

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached dwelling on the northern side of Warsash Road just to the east of Raley Road.

Description of Proposal

Planning permission is sought for the erection of several different elements which include a two storey rear extension, two storey side extension, single storey side extensions and a single storey rear extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

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

- The site plan gives a full indication of the effect these building works would have on the neighbouring property
- The first floor bedroom on the western side of 239 Warsash Road will effectively overlook several of our living rooms
- The two storey rear extension will block out a considerable amount of light to both our house and garden
- The building works will result in the property coming closer to the boundary fence and therefore affecting our privacy and again affecting light in to our house and garden
- We consider that the large extension will reduce light, affect privacy and quality of life

Consultations

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

Planning Considerations - Key Issues

The neighbouring property to the west is orientated so that the rear elevation of that property looks onto the side of the application site. Concern has been raised by this neighbour that the extensions will be directly in line with the rear aspect of their property and a detrimental impact would be created on their light and outlook.

Officers have carefully assessed the proposals including viewing them from the objector's property.

One of the first observations Officers would make is that clearly some thought has gone into

the design approach of the extensions. They respect the design of the existing house (which probably dates from the early part of the 20th century) and are designed as a number of distinct elements rather than as one large extension. This approach to design not only respects the existing building but also breaks up the scale of the extensions when viewed from the neighbouring property.

In the view of Officers the single storey elements are well designed and would have little impact upon the neighbouring property.

The two storey side extension measures 3.49 metres in length by 1.93 metres in width. It would have the effect of extending the length of the two storey flank wall nearest to the objector's property and effectively bringing the two storey wall 1.93 metres closer to the objector. This extension would be set 2.5 metres off the party boundary.

The two storey rear extension measures 3 metres in length and 5.7 metres in width. It is set around 4.6 metres off the party boundary.

Officers accept that the extensions will bring about some change to the outlook available from the objector's property. In the case of the side extension it will bring two storey building closer to the boundary, but the impact upon light and outlook for the neighbouring property will be limited.

The two storey rear extension will arguably be more noticeable extending two storey building to the north of the existing house. The extension is however fairly modest at 3 metres in depth and will be set off the party boundary by around 4.6 metres. An open aspect will still remain to the rear of the property as extended. With the extensions being due east of the objector, it is accepted that there may be some impact on direct sunlight early in the morning when the sun is low. Officers are not persuaded however that the loss of light would be so great as to justify refusal of the planning application.

Concern has also been raised that the development would result in overlooking and loss of privacy. Officers acknowledged that as submitted a first floor side window serving a bedroom was proposed facing towards the neighbouring property. This window was indicated to be obscure glazed, however officers did not consider it appropriate for a bedroom to be served solely by an obscure glazed window. The application has subsequently been amended to show a window within the rear elevation of the property looking down the garden, and the side window deleted. This alteration has addressed the privacy concerns.

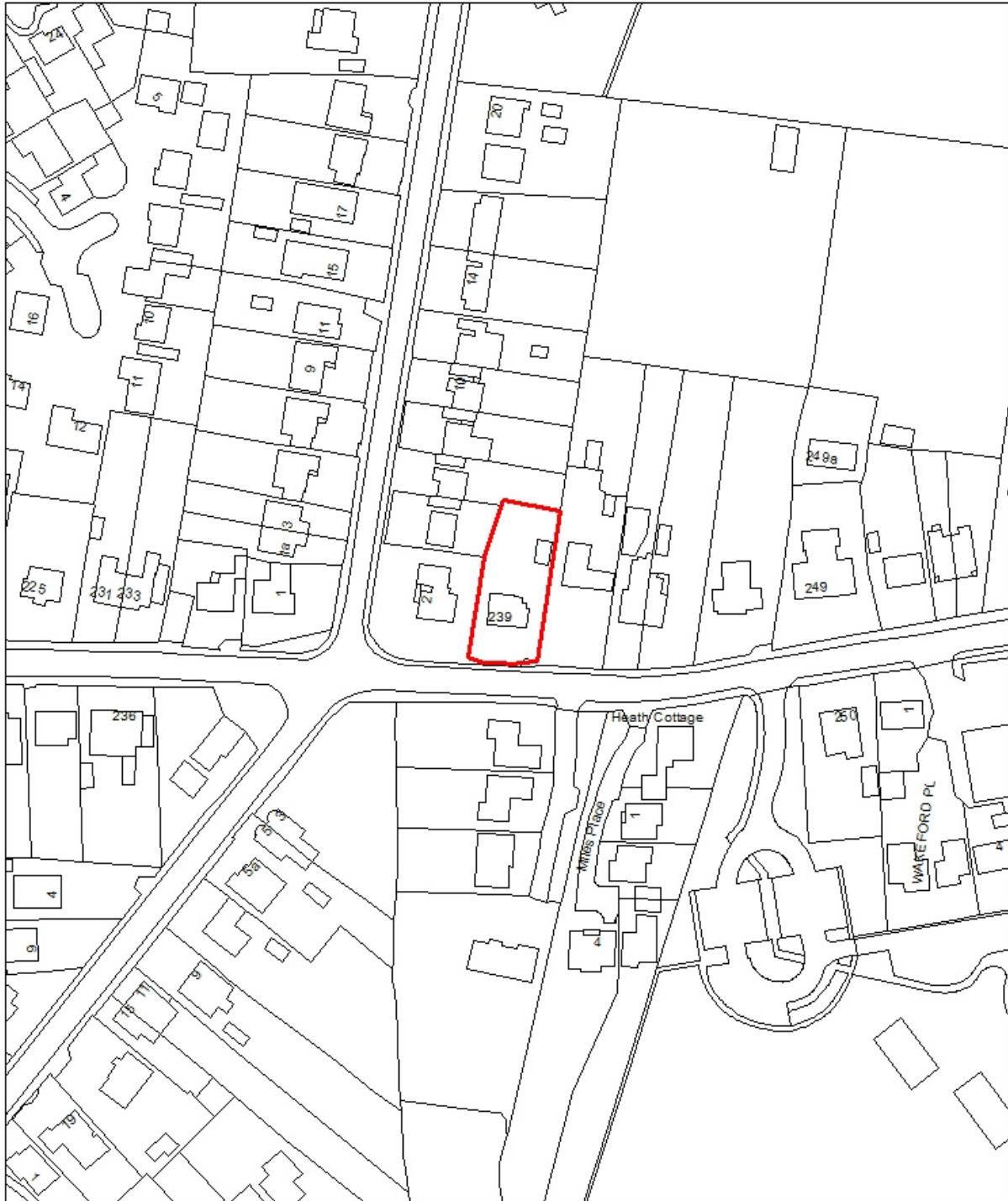
Notwithstanding the representation received, the application is considered acceptable and complies with the Adopted Fareham Borough Core Strategy.

Recommendation

PERMISSION - Materials to match

FAREHAM

BOROUGH COUNCIL



239 Warsash Road
Scale 1:1250

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