

**P/13/0688/FP**

**FAREHAM WEST**

MR STEVE NIELD

AGENT: ADP ARCHITECTS LTD

PROPOSED SINGLE STOREY EXTENSION TO CREATE A 1 BEDROOM BUNGALOW AND ASSOCIATED PARKING

28 LANGSTONE WALK FAREHAM PO14 3AB

***Report By***

Emma Marks Extn.2677

***Site Description***

This application relates to a dwelling on the corner of Langstone Walk which is to the south of Greyshott Avenue. The site currently forms part of the curtilage of No.28 Langstone Walk which is a semi-detached four bed dwelling.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for the erection of a single storey side extension to create a one bed dwelling. The garden would be divided so the existing four bedroom house would have a smaller private garden and the proposed new dwelling would have a rear garden measuring approximately 7.4 metres in depth.

The proposed dwelling would measure 9.2 metres in depth, 6.4 metres in width with an eaves height of 2.3 metres and a ridge height of 4.1 metres. A single car parking space is located at the front of the site to serve the new dwelling and two spaces will remain for the existing dwelling.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

P/12/0197/FP - Proposed two storey extension to building to create 1 No. 2-bed flat and 1 No. 1-bed flat and associated parking - Refused 08-05-2012

P/12/0619/FP - Erect three bed dwelling attached to southern gable of No.28 Langstone Walk - Refused 21-09-2012 Dimissed on appeal 07-06-2013

***Representations***

One letter of representation has been received at the time of writing this report which is

objecting on the following grounds:-

- Out of keeping
- Loss of space about the building
- Crowded development

### **Consultations**

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

### **Planning Considerations - Key Issues**

#### Introduction

There have been two previous applications submitted for this property for residential development. The first application was submitted for a two storey extension to form two separate flats; the second was to erect a three bed house. Both applications were refused and the second application was subject to a planning appeal.

The principal reason for refusal on the appeal scheme was:

The close proximity of the extensions to the site boundary and the highway in this prominent corner position and the resultant loss of space about the building would be harmful to the visual appearance of the area. Furthermore the amount of useable rear garden area for the new dwelling would be restricted in light of the associated car parking space and cycle store.

The appeal against this application was dismissed. The inspector's reason for dismissal was limited to the effect of the proposed development on the character and appearance of this part of Langstone Walk. The size of the rear garden was not considered problematic.

#### Principle of Development

This site is within the urban area of Fareham where residential development will be permitted in accordance with the Core Strategy, provided it meets sustainable aims, is of a high quality design and does not adversely affect the character of the surrounding area or amenity of existing residents. The site is located within the defined urban area.

#### Impact on the Character of the Area

The development would occupy a large presently undeveloped space at the side of the building projecting towards the site boundary. The extension would be set off the side boundary by 1.2 metre at its nearest point with a pitched roof hipping way from the highway.

Officers are of the view that the reduction in height of the development from earlier refusals to single storey, addresses the previous reason for refusal and the harm identified by the inspector's decision. This more modest design retains space above the building and the sense of openness at this part of the estate.

It is not considered that the proposal would have a detrimental impact on the visual amenities of the streetscene or character of the area.

#### Highways

The proposed dwelling would be provided with one car parking space and two spaces plus a garage would remain for the existing property. This is in accordance with the Council's adopted Residential Car and Cycle Parking Supplementary Planning Document.

The Director of Planning and the Environment (Highways) has considered the proposal and is satisfied that the development would not have an adverse impact on highway safety.

### Conclusion

Officers are of the opinion that the development as amended overcomes the previous reason for refusal and complies with the Fareham Borough Local Plan Review and the Adopted Fareham Borough Core Strategy.

### ***Recommendation***

PERMISSION: Materials, vehicular access construction, car parking within curtilage of dwelling, section of garage to be retained for parking, erection of cycle store, visibility splay, construction hours, no burning on site, mud on road and code level 4.

# FAREHAM

## BOROUGH COUNCIL



28 Langstone Walk  
Scale 1:1250

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