

P/13/0692/FP [O]

FAREHAM NORTH

MR DAVID ESAU

AGENT: MR DAVID ESAU

ERECTION OF SINGLE STOREY EXTENSION TO FORM SELF-CONTAINED RESIDENTIAL ANNEXE

77 GUDGE HEATH LANE FAREHAM HANTS PO15 5AX

Report By

Emma Marks Extn.2677

Site Description

This application relates to a detached bungalow set within a large plot on the east side of Gudge Heath Lane, opposite the junction with Blackbrook Road.

Description of Proposal

Planning permission is sought for a single storey rear extension to form a self-contained residential annexe. The annexe measures 12.5 metres in depth, 5.8 metres in width with an eaves height of 2.3 metres and a maximum ridge height of 4.3 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

H9 - Annexes For Dependent Relatives

Representations

No representations received.

Consultations

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

Director of Regulatory and Democratic Services(Environmental Health):- No objection

Planning Considerations - Key Issues

The application property occupies a wide plot with a deep rear garden measuring 16 metres in width by approximately 45 metres in depth.

The proposed extension is deep with an overall depth of 12.5 metres from the rear wall of the existing bungalow. The proposal is set off the party boundary with number 79 by 1.2 metres. It has a low pitched roof raking away from the neighbouring property with a maximum ridge height of 4.3 metres.

Officers have assessed the proposal on site from within the rear garden of number 79. Whilst deep, in light of the siting and modest height of extension, Officers are satisfied that the development would not be detrimental to the neighbouring property's light or outlook. No representations have been received from the occupier of the property nearest the proposal.

A number of essentially secondary windows are shown close to the party boundary, and Officers are recommending a condition that these windows are obscure glazed and fixed shut.

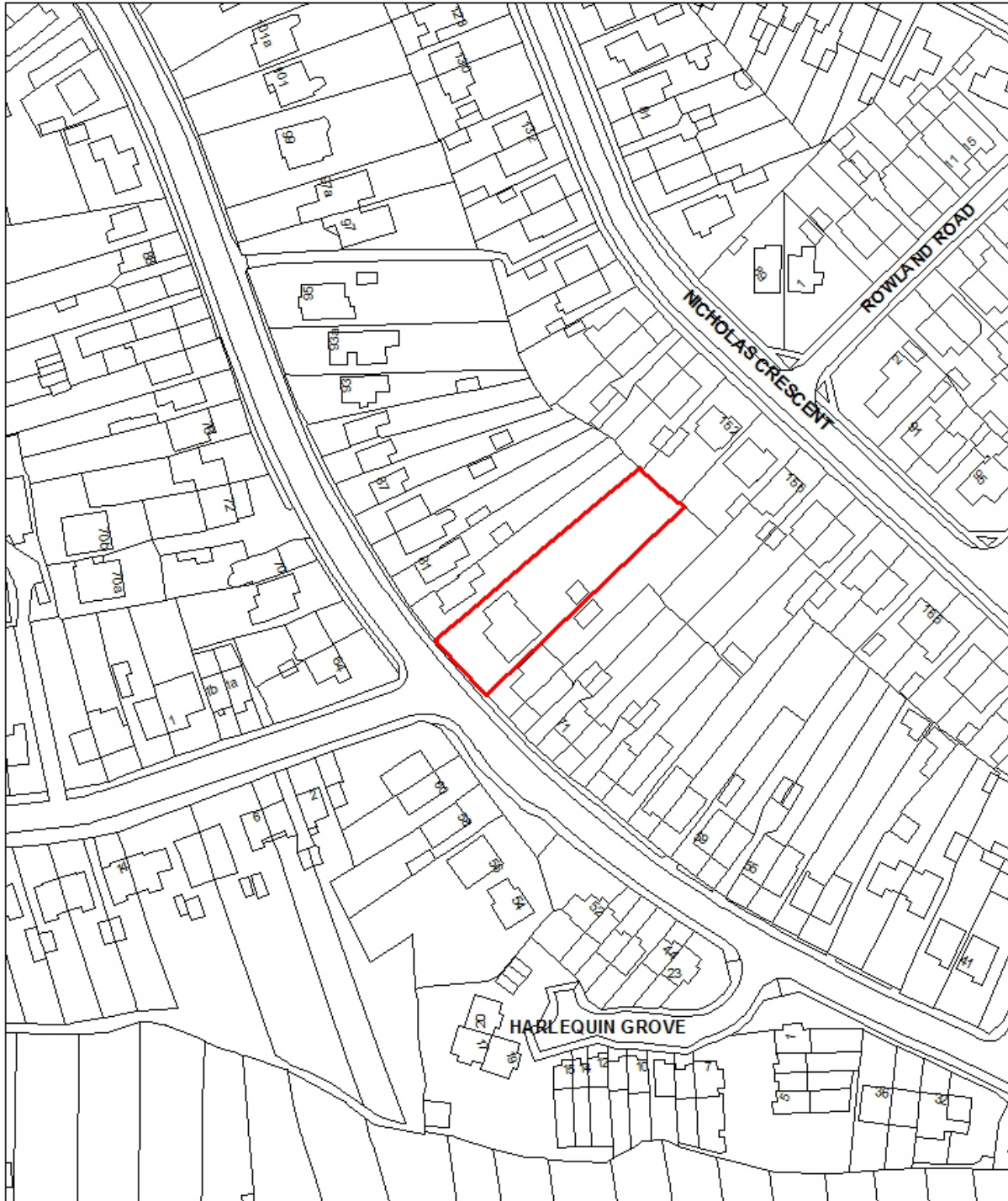
Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

Recommendation

Permission - Materials to match; restrict annexe to main dwelling; obscure glaze and fix shut windows in north west elevation.

FAREHAM

BOROUGH COUNCIL



77 Gudge Heath Lane
Scale 1:1250

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