

P/13/0566/FP

MR & MRS CRIPPS

PORTCHESTER EAST

AGENT: MR JAMES
WARBURTON

TWO STOREY SIDE EXTENSION

23 NEWTOWN PORTCHESTER FAREHAM PO16 8BE

Report By

Simon Thompson - Ext. 4815

Site Description

This planning application relates to an end of terrace property within the urban area. The Portchester to Cosham railway line abuts to the north.

Description of Proposal

Erection of two storey side extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Representations

A representation has been received from the occupiers of the attached property to the southeast, 24 Newtown, that:

- This extension would be erected over a right of way;
- If however conditions are put in place then they would raise no further objections to moving the right of way and the building of the extension. These conditions are:

(1) an official right of way plan is drawn up to indicate the new pathway, the remaining section being unchanged; (2) a written agreement from the applicants and the occupiers of number 24 to the new plan; (3) an amendment to the land registry document (via a conveyancer) legally recorded; and (4) costs of the above being met by the applicants.

Consultations

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

Planning Considerations - Key Issues

The proposed extension would be set back 1.2 metres from the two storey forward projection of this house, matching the forward projection of the rest of the house and adjoining neighbours to the southeast. It would also have a matching roof pitch and height to the existing house, with matching tiles, render and brickwork. Given the proposed extension's stagger back, set off 1 metre from the side boundary and distance from the adjacent house to the northwest, Officers consider the proposal acceptable.

In terms of effects on neighbours' amenity these are considered satisfactory, given the existing side boundary tall fencing and the fact there is only a sole side window/glazed door of an utility room within number 23A facing the extension.

In terms of the representation from the neighbour, private rights of way recorded in property deeds/convenants are a civil matter which cannot be taken into account in deciding the planning application.

Officers regard this development as acceptable taking into account the policies and proposals of the Development Plan as set out above and consider that it would not have unacceptable impacts upon the street scene, character of the area, or upon the amenities of neighbouring properties.

Recommendation

PERMISSION

Background Papers

File P/13/0566/FP

FAREHAM

BOROUGH COUNCIL



23 Newtown
Scale 1:1250

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