

OFFICER REPORT FOR COMMITTEE

DATE: 12/04/2023

**P/23/0333/FP
MR AND MRS HUGHES**

**FAREHAM NORTH
M W ARCHITECTURAL SERVICES**

**SINGLE STOREY REAR EXTENSION AND REPLACEMENT DETACHED
GARAGE**

53 NICHOLAS CRESCENT, FAREHAM

Report By

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1.0 Introduction

- 1.1 The application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.
- 1.2 Members will be aware that the emerging Fareham Local Plan 2037 is now at a very advanced stage. Upon adoption, the Fareham Local Plan 2037 will replace the Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Development Sites and Policies).
- 1.3 The Executive is considering a report on the adoption of the Fareham Local Plan 2037 at its meeting on the 3 April. One of the recommendations within the report is that a recommendation is made to Council to adopt the Fareham Local Plan 2037. If the Executive agrees this recommendation, Council will be convened on 5 April to consider the Executive's recommendation that the Fareham Local Plan 2037 be adopted.
- 1.4 Officers will provide an update at the Planning Committee meeting confirming the status of the Fareham Local Plan 2037 and Local Plan Parts 1 and 2.

2.0 Site Description

- 2.1 This application relates to a detached dwelling located on the western side of Nicholas Crescent, to the north of Rowland Road.
- 2.2 The property is within the urban settlement boundary.

3.0 Description of Proposal

- 3.1 Planning permission is sought for the erection of a single storey rear extension and replacement detached garage.

- 3.2 The extension will replace an existing conservatory and measure 2.3 metres in depth, 5 metres in width, 2.7 metres to the eaves and 4.6 metres to the ridge.
- 3.3 The replacement garage will measure 5.5 metres deep, 3 metres wide with an eaves height of 2.2 metres and ridge height of 3.2 metres.

4.0 Policies

4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP3: Impact on living conditions

Emerging Fareham Local Plan 2037

The following draft policies of the emerging plan are of relevance: -

D1: High Quality Design and Placemaking
D2: Ensuring Good Environmental Conditions

5.0 Relevant Planning History

5.1 None

6.0 Representations

6.1 None

7.0 Consultations

7.1 None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Design of the proposal
- b) Impact on neighbouring properties

a) Design of the proposal

8.2 The property is positioned on the corner of the junction of Nicholas Crescent and Rowland Road; there is a change in levels which drop from south to north. Due to the site's topography and the position of the corner plot, there

would be some limited views of the rear extension. The extension has been designed in keeping with the character of the main dwelling and there are no design issues raised by the development.

- 8.3 The replacement garage will be positioned on the same footprint as the existing garage, which is to the rear of the dwelling, accessed from Nicholas Crescent. The design of the garage will be identical to the existing garage and therefore there are no street scene issues created by the proposal.

b) Impact on neighbouring properties

- 8.5 The property currently has a rear conservatory which will be removed, and the rear extension will be erected in the same position. The neighbour to the rear is orientated so the extension will project towards the side elevation of the neighbour. This neighbour has two side secondary windows which look towards the extension. Due to the change in levels, boundary treatment, distance achieved and position of the proposed windows in the extension, Officers are satisfied that there would not be an unacceptable adverse impact on the neighbour's light, outlook or privacy.

- 8.6 The neighbour to the south-west is a good distance from the proposed extension and would not be adversely impacted by the development proposed.

9.0 Recommendation

- 9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
 - a) Proposed Floor Plan – Sheet 1 of 2
 - b) Proposed Elevations – Sheet 2 of 2REASON: To avoid any doubt over what has been permitted.

Then

DELEGATE authority to the Head of Development Management to:

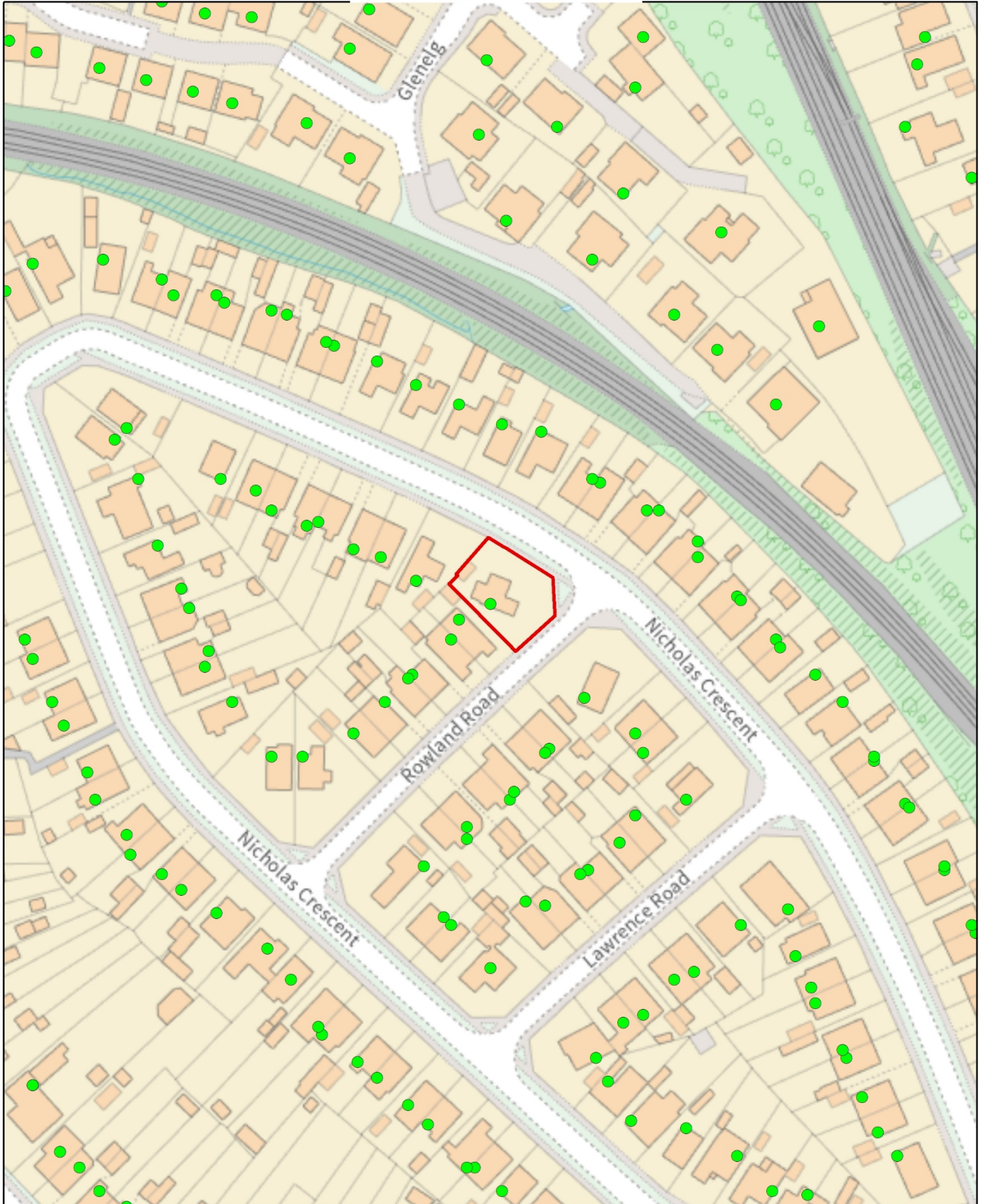
- (a) make any necessary modification, deletion or addition to the proposed conditions;*

10.0 Background Papers

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



53 Nicholas Crescent
Fareham
Scale 1:1,250



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