

OFFICER REPORT FOR COMMITTEE

DATE: 12/07/2023

P/23/0639/FP
MR TOM WRENN

PORTCHESTER WEST

SINGLE STOREY REAR EXTENSION

15 BEAULIEU AVENUE, FAREHAM, PO16 9SY

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

1.1 The application is reported to the Planning Committee as it has been submitted by a relative of an employee of Fareham Borough Council.

2.0 Site Description

2.1 This application relates to an end of terrace, two storey property on the western side of Beaulieu Avenue adjacent the junction with Romsey Avenue.

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.

3.2 The rear extension will replace an existing conservatory and measures 7 metres in depth at the deepest point, 2.3 metres to the eaves and 3.9 metres to the ridge. The proposal would be constructed using materials to match the existing property and comprise a fully hipped roof design.

4.0 Policies

4.1 The following policies apply to this application:

Adopted 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 Policy D1 (High Quality Design and Placemaking) of the adopted Fareham Local Plan 2037 seeks to ensure that development proposals and spaces will be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.

8.3 The property is positioned on the corner of the junction of Beaulieu Avenue and Romsey Avenue. The extension has been designed with a hipped roof to reduce the overall height and bulk of the extension.

8.4 The extension will not extend any closer to the southern boundary than the existing house and therefore views of the extension from Romsey Avenue would be limited. Officers are of the view that the extension is acceptable in design terms and would not have detrimental impact on the street scene.

b) Impact on neighbouring properties

8.5 Policy D2 (Ensuring Good Environmental Conditions) of the adopted Fareham Local Plan 2037 sets out that development must ensure good environmental conditions for all new and existing users of buildings and external space.

8.6 The property has one adjoining neighbour, in which this extension will project 3.5 metre deeper than. The neighbours nearest window to the boundary serves a toilet which is a non-habitable room and therefore there are no concerns on the impact to the neighbour's property in terms of outlook.

8.7 The extension has been designed so that it is hipped at the sides and also at the rear. Officers are of the view that the extension is acceptable and would not have an unacceptable adverse impact on the neighbour's light or privacy.

Further consideration of these matters is set out in the Council's adopted Fareham Borough Design Guidance Supplementary Planning Document (Design SPD). Having regard to the 45-degree line of sight, given the positioning of the neighbouring nearest habitable ground floor window, within a rear conservatory is set off the boundary, the 45 degree line of sight would not be compromised by the proposed extension.

8.8 The development is considered by Officers to accord with Policies D1 and D2 of the adopted local plan and the Design SPD is therefore acceptable.

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 Plans & Elevations (Dated June 2023)

REASON: To avoid any doubt over what has been permitted.

Then:

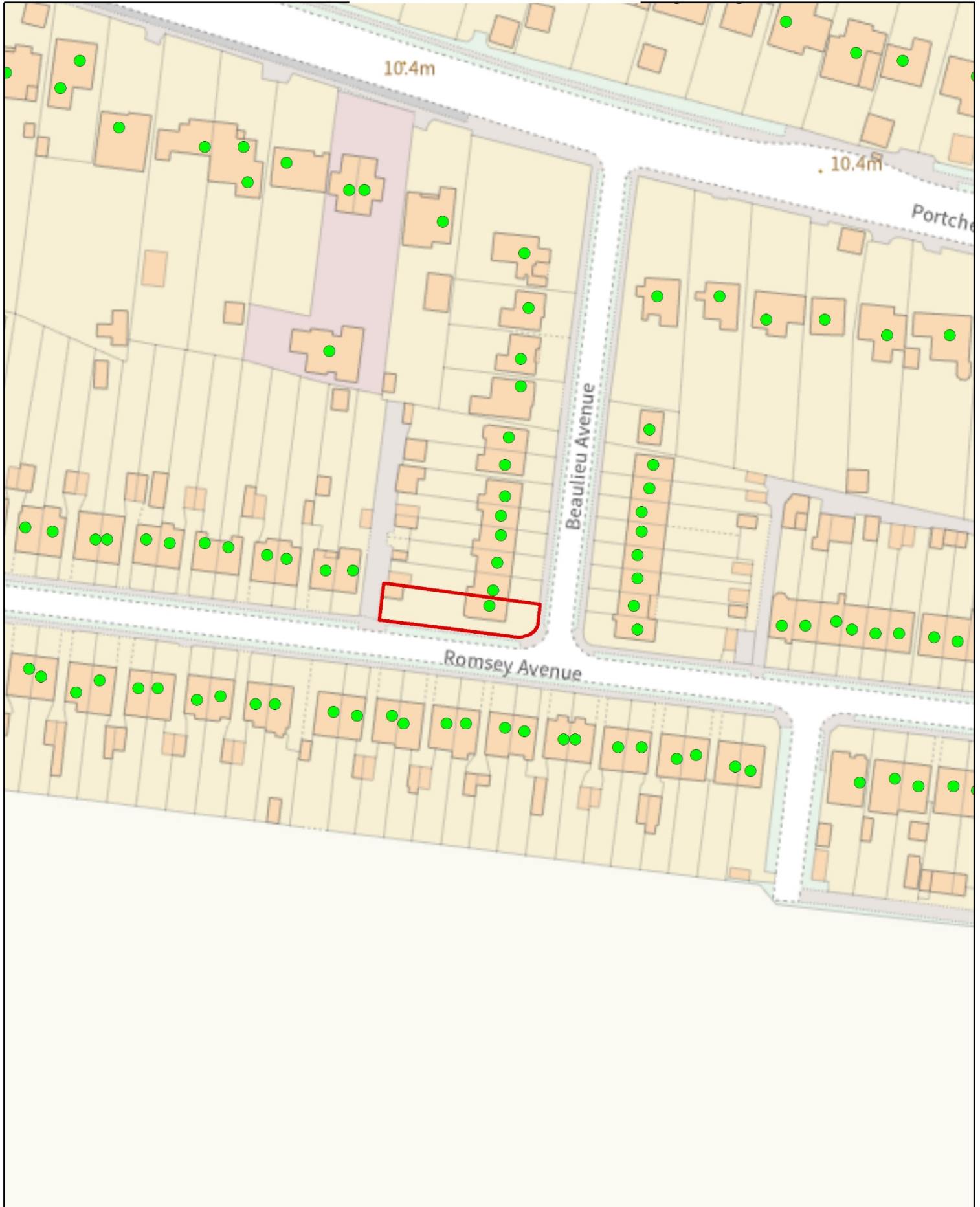
DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

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



15 Beaulieu Avenue
Fareham
Scale 1:1,250



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