

P/13/0728/FP

WARSASH

MR & MRS GRAY

AGENT: ROSENTHAL DESIGN
SERVICES LTD

GARAGE CONVERSION AND ERECTION OF SINGLE STOREY FRONT EXTENSION
6 COLERIDGE CLOSE WARSASH SOUTHAMPTON SO31 9TP

Report By

Emma Marks - Ext.2677

Site Description

This application relates to a detached dwelling situated on the south side of Coleridge Close which is to the south of Dibles Road.

Description of Proposal

Planning permission is sought for the erection of a single storey front extension which measures 6.6 metres in depth, 2.1 metres in width with an eaves height of 2.2 metres and a ridge height of 3.6 metres.

The conversion of the garage to habitable accommodation does not in itself require planning permission.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Representations

One letter of representation has been received objecting on the following grounds:-

- i) Overdevelopment of the site
- ii) Change of character of Coleridge Close
- iii) Change of character of Mackenzie Close
- iv) Loss of privacy to 7 Machenzie Close
- v) Loss of privacy to 6 Coleridge Close
- vi) Loss of symmetry with 5 Coleridge Close
- vii) Disregard to privacy within the details of the design
- viii) The proposed front door/access points at 6 Coleridge Close that would be visible from our master bedroom en-suite

Consultations

Director of Planning & Environment(Highways):- No objection subject to three car parking spaces being provided within the site.

Planning Considerations - Key Issues

This application relates to a detached dwelling on the south side of Coleridge Close which is

to the south of Dibles Road. Planning permission is sought for the erection of a single storey front extension.

The proposed extension will be to the front of the dwelling but to the side of an existing single linked garage that will be converted and merged into the proposed extension. The extension would then provide a larger lobby, bedroom and en-suite.

Concern has been raised that the proposed extension would overdevelop the site and would be out of character with the area. Officers have considered the design and size of the proposal and are of the view that as the extension is single storey and the dwelling is positioned at the end of the cul de sac the extension would not have a detrimental impact on the street scene or the character of the area.

The representation received raises concern that the extension would create a loss of privacy to both the application site and the neighbouring property to the west. This concern has been raised due to the relocation of the front door to the side of the extension and two roof lights proposed within the new roof. The neighbouring property to the west has a first floor master bedroom and en-suite window which currently look across the application site garage, front door and garden. Officers do not consider that relocating the front door within the property frontage would harm the amenities currently enjoyed by the occupiers of the neighbouring property. There would also be a distance of 10 metres between the neighbour's windows and the proposed extension.

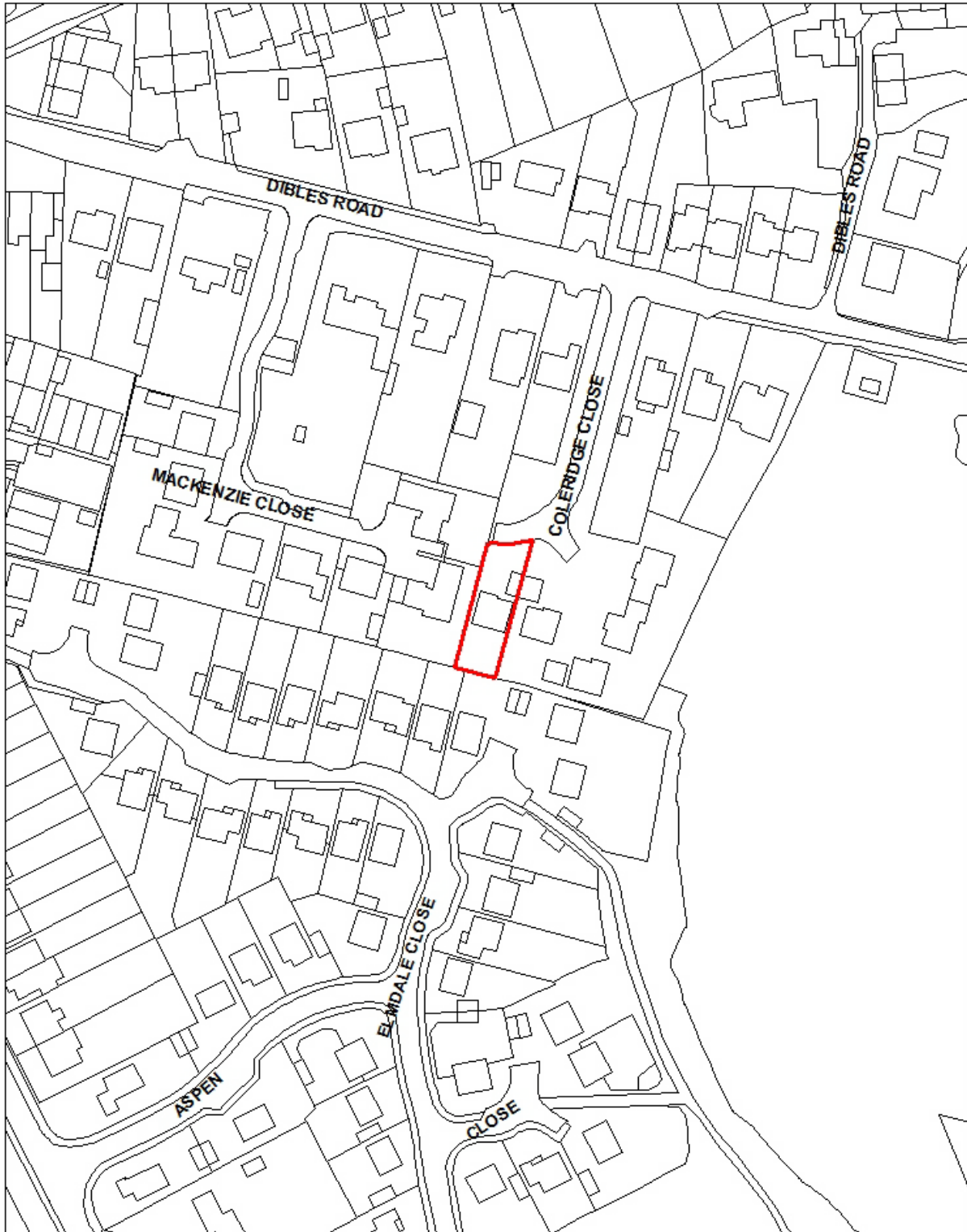
Officers are of the view that the extension is modest in size and its design and positioning complies with the Fareham Borough Core Strategy and would not have a detrimental impact on the neighbouring properties, street scene or the character of the area.

Recommendation

Permission - Materials to match and three car parking spaces shall be provided and retained on site at all times.

FAREHAM

BOROUGH COUNCIL



6 Coleridge Close
Scale 1:1,250



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