

**P/13/0724/FP**

MR AND MRS SUTER

**FAREHAM NORTH**

AGENT: CROFTON  
CONSERVATORIES

ERECTION OF REPLACEMENT REAR CONSERVATORY

9 NICHOLAS CRESCENT FAREHAM HAMPSHIRE PO15 5AQ

***Report By***

Emma Marks Extn.2677

***Site Description***

This application relates to a detached dwelling on the north side of Nicholas Crescent which is to the north of Brook Farm Avenue.

***Description of Proposal***

Planning permission is sought for the erection of a rear conservatory which measures 2.7 metres in depth, 7.7 metres in width with an eaves height of 2.1 metres and ridge height of 2.6 metres.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Representations***

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

- i) The development could be detrimental to the future sale of 7 Nicholas Crescent.
- ii) Most of the development has been completed prior to acceptance of the plans by the council.

***Planning Considerations - Key Issues***

This application relates to a detached dwelling on the northern side of Nicholas Crescent. Planning permission is sought for the erection of a rear conservatory, erected to the rear of an existing single storey rear extension. The applicant was of the opinion that the conservatory was permitted development; as a result work commenced on site and is substantially completed.

The conservatory would be set off the party boundary to the west by 2.5 metres and 1.2 metres from the eastern boundary. The maximum height of the structure is 2.6 metres.

Concern has been raised that the development will have an adverse impact on the neighbouring property to the west. Officers have considered the development in relation to the neighbouring properties and are of the view that due to its modest height and the distance from the boundaries a detrimental impact on the neighbours light and outlook would not be created.

Officers are of the view that the application is acceptable and complies with the Adopted

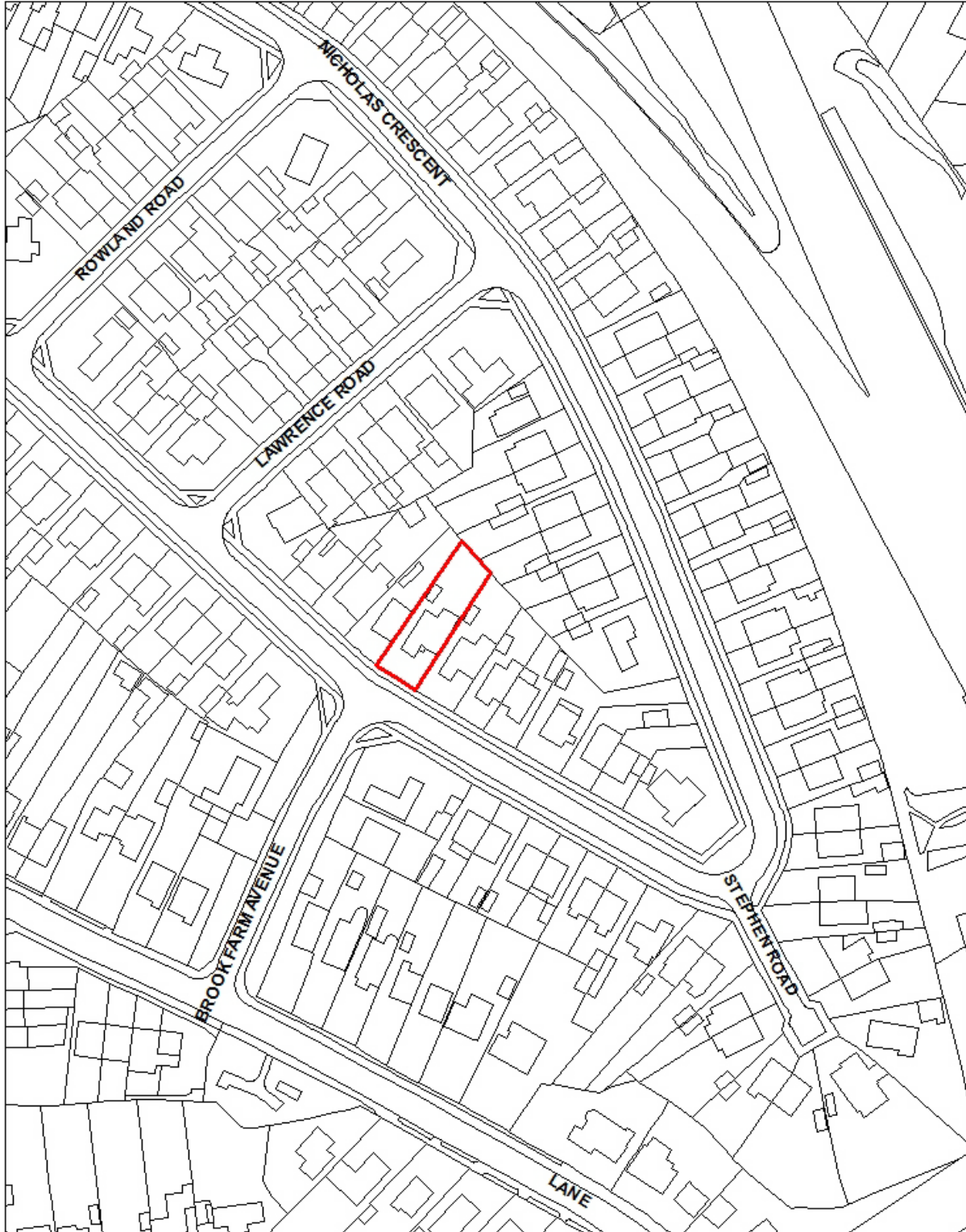
Fareham Borough Core Strategy.

***Recommendation***

Permission

# FAREHAM

BOROUGH COUNCIL



9 NICHOLAS CRESCENT  
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2013