

P/12/0984/MA/A [O]

PORTCHESTER EAST

MR & MRS SCRIBBANS

AGENT: MR & MRS SCRIBBANS

ERECTION OF SINGLE STOREY REAR EXTENSION: MINOR AMENDMENT TO P/12/0984/FP REVISED ROOF (INCREASE 45 DEGREE ROOF ANGLE TO 90 DEGREES)

64 CASTLE STREET PORTCHESTER FAREHAM PO16 9PX

Report By

Brendan Flynn - Ext 4665

Site Description

This application relates to a mid terrace house situated on the eastern side of Castle Street.

Description of Proposal

Minor amendment to P/12/0984/FP for the erection of a single storey rear extension, following the demolition of the existing lean-to conservatory.

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)

Relevant Planning History

The following planning history is relevant:

P/12/0984/FP

ERECTION OF SINGLE STOREY REAR EXTENSION

APPROVE

31/01/2013

Representations

One letter of objection has been received opposing the amended development on the grounds of its bulk and the loss of light to neighbouring property.

Consultations

None received

Planning Considerations - Key Issues

This application relates to changes to the previously approved P/12/0984/FP; erection of a single storey rear extension, following the demolition of the existing lean-to conservatory.

The proposed alterations are the removal of the 45 degree return on the north flank wall to a 90 degree return squaring off the extension. In addition the height of the roof lights has been marginally increased.

The neighbouring property to the north has an existing lean-to conservatory that projects two metres from the rear elevation. The neighbouring property to the south has an existing

single storey rear extension that projects four metres from the rear elevation.

Notwithstanding the objection received officers are of the opinion that the proposed alterations would not have an adverse impact on the neighbours amenities or the character of the area and street scene. The application complies with the Adopted Fareham Borough Core Strategy.

Background Papers

P/12/0984/FP

FAREHAM

BOROUGH COUNCIL



64 Castle Street
Scale 1:1,250



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