

P/13/0697/FP

MR M CREEDY

PORTCHESTER EAST

AGENT: DEREK TREAGUS
ASSOCIATES

CONSTRUCTION OF BALCONY / ROOF TERRACE ON EXISTING REAR FLAT ROOF
73 LEITH AVENUE PORTCHESTER FAREHAM PO16 8HL

Report By

Brendan Flynn (ext.4665)

Site Description

No.73 Leith Avenue is a detached bungalow with accommodation in the roofspace. There is an existing flat roofed rear dormer positioned directly above an existing flat roofed ground floor extension. Set slightly to the rear of the dwelling on the east side is a garage with a covered area in front. To the east is a two storey dwelling with rear side windows looking towards the application site.

To the west is also a two storey dwelling with a side garage set immediately at the rear of the dwelling. There is significant screening particularly to the west.

Description of Proposal

The development is straight forward involving the provision of railings around the existing flat roofed rear extension to create a balcony.

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)

Representations

One letter has been received from No.64 Pentland Rise, to the rear (north) of the site, objecting on the grounds of loss of privacy to two bedrooms and loss of value as a result.

Planning Considerations - Key Issues

The application site is located within the settlement boundary of Portchester where the principle of alterations or additions to residential properties can be acceptable subject to meeting the other policy requirements of the development plan and, in particular, in this case, subject to there being no demonstrable harm to the amenities of adjoining residents.

By their nature, balconies can present problems of overlooking and loss of privacy to neighbours and for this reason they explicitly require planning permission. Each case must therefore be assessed on its own merits.

In the case of the application site the view to the west is obscured by screening vegetation and by the position of the garage in the adjoining property. No objection has been raised by this neighbour.

To the east, the garage at the application site is set too far back to act as a full screen to the adjacent property in that direction. Although the overlooking would be relatively minor it is considered that screening should be provided in this direction.

To the rear, No. 64 Pentland Rise is some 53m away with the rear party boundary approximately 27m away from the proposed balcony. Notwithstanding that the residents of that property have raised objection it is considered that the separation distance is such that an objection to the proposed development on the grounds of overlooking and loss of privacy cannot be sustained. Further, loss of value is not a planning consideration.

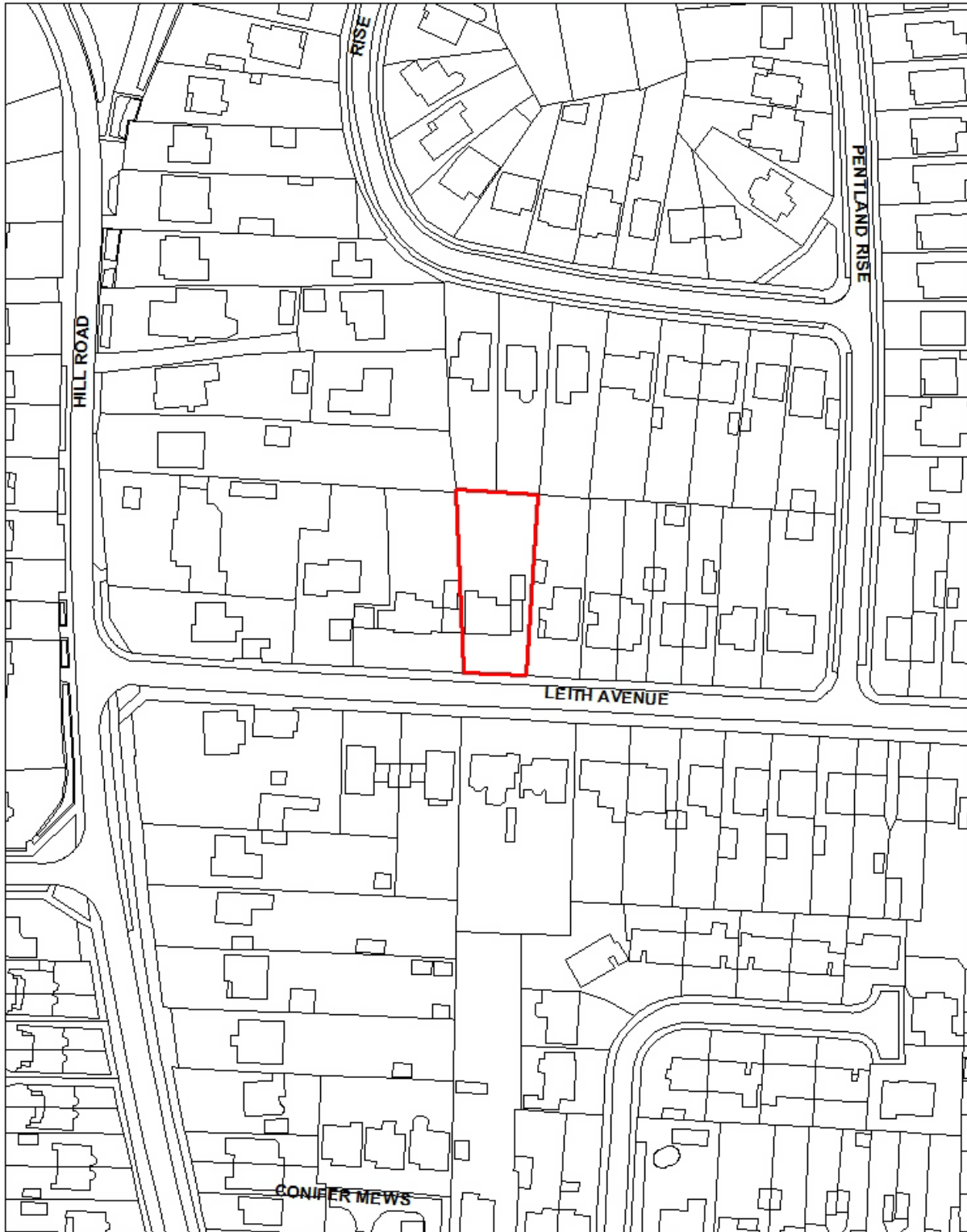
PERMISSION

Details of screening along eastern side of balcony.

Background Papers

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FAREHAM BOROUGH COUNCIL



73 Leith Avenue
Scale 1:1,250



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