

**P/13/0784/PH**

MR PAYTON

**HILL HEAD**

AGENT: CROFTON  
CONSERVATORIES

ERECTION OF EXTENSION AND CONSERVATORY MEASURING 5.65 METRES BEYOND THE REAR WALL OF THE ORIGINAL DWELLING WITH A MAXIMUM HEIGHT OF 3.5 METRES AND EAVES OF 2.4 METRES

28 MULBERRY AVENUE STUBBINGTON FAREHAM HANTS PO14 2PE

***Report By***

Emma Marks - Ext.2677

***Introduction***

This application has been submitted through the new prior approval process which came into effect on the 30th May 2013. The application was publicised by notifying adjoining neighbours and an objection has been received from the adjoining neighbouring property . In light of the receipt of the objection, officers are required to assess the impact of the proposal upon the amenity of all adjoining properties.

***Site Description***

This application relates to a linked attached property on the south side of Mulberry Avenue which is to the west of Stubbington Lane.

***Description of Proposal***

Consent is sought for the erection of a single storey rear extension and conservatory which spans across the full width of the dwelling. The extension would measure a maximum depth of 5.65 metres, a maximum height of 3.5 metres and an eaves height of 2.4 metres.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

***Representations***

One letter of representation has been received from the adjoining neighbour to the west objecting on the following grounds:-

- i)The extension would come out well past the end of my property
- ii)The extension will block out light and the view from my patio and more importantly from my kitchen window
- ii)There will be a brick wall in this eye line

***Planning Considerations - Key Issues***

This prior notification application relates to a linked attached dwelling on the south side of Mulberry Avenue which is to the west of Stubbington Lane. The development proposed is a single storey rear extension and conservatory.

The representation received has raised concern that that the extension would create an impact on the light to and outlook from the neighbours property and patio area. Officers

have considered the neighbours concerns, however in light of the fact that the neighbouring property has extended to the rear, the proposed extension would extend less than 3 metres beyond this property. The eaves of the extension would measure 2.4 metres high with a fully hipped roof raking away from the boundary with the neighbour. Officers do not consider the proposal would materially harm the amenities of the neighbouring property.

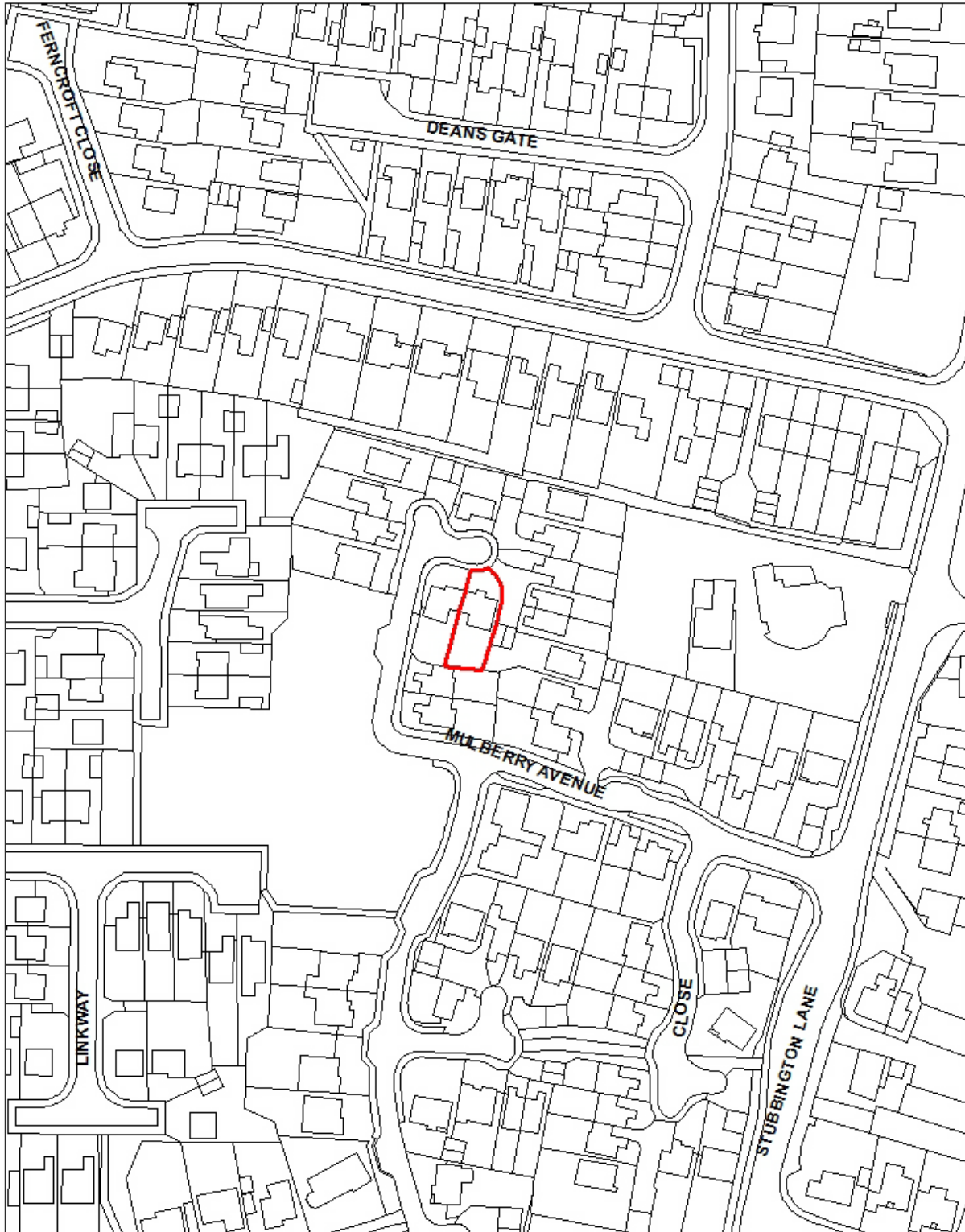
Officers are of the view that the development is acceptable and complies with the Adopted Fareham Borough Core Strategy and prior approval should be granted.

***Recommendation***

GRANT PRIOR APPROVAL

# FAREHAM

BOROUGH COUNCIL



28 Mulberry Avenue  
Scale 1:1,250



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