

P/13/0760/FP

MR & MRS MARTIN HUTCHINGS

WARSASH

AGENT: DAVID NEWELL
CONSULTANCY LTD

PROPOSED SINGLE STOREY FRONT AND TWO STOREY REAR EXTENSIONS AND
ELEVATIONAL ALTERATIONS

48 SHORE ROAD WARSASH SOUTHAMPTON SO31 9FU

Report By

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Site Description

This application relates to a detached dwelling on the north side of Shore Road within the urban area.

Description of Proposal

Planning permission is sought for:-

- i)the erection of a single storey front extension which measures 1.9 metres in depth, 9.8 metres in width with an eaves height of 2.1 metres and a ridge height of 3.2 metres;
- ii)two storey rear extension which measures 6.5 metres in depth, 5 metres in width with an eaves height of 4.7 metres and a ridge height of 6.5 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 objecting on the following grounds:-

- The neighbouring property is 0.5m higher and will block the morning light into the neighbours rear ground floor and rear garden
- The proposed building will project back significantly beyond the neighbouring property build line
- The proposed building will directly affect outlook
- The overall depth, mass and density of the proposed build will make a significant impact upon the neighbours space light and environment.

Planning Considerations - Key Issues

Planning permission is sought for the erection of a single storey front extension and a two storey rear extension.

The letter of representation is submitted by the occupiers of the neighbouring property to the west, 50 Shore Road. This property is slightly lower than the application site, however there is a physical gap of 6.5 metres at its narrowest point between the two properties. If a 45 degree angle is drawn from the neighbours nearest window to the proposed two storey rear extension there would be a distance of 9 metres. The neighbour's closest windows to

the boundary serve a bathroom at ground floor with an open plan layout at first floor which has the benefit of four windows on three elevations serving a kitchen, lounge and dining area.

Officers are of the opinion that due to the distances involved, the nature of the neighbouring windows and the specific layout of the neighbouring property the amenities of the neighbouring property would not be materially harmed.

The privacy of the occupiers of the neighbouring property can be secured through the imposition of appropriate conditions.

The proposed front extension is modest in size, with the design sympathetic to the character of the dwelling and street scene.

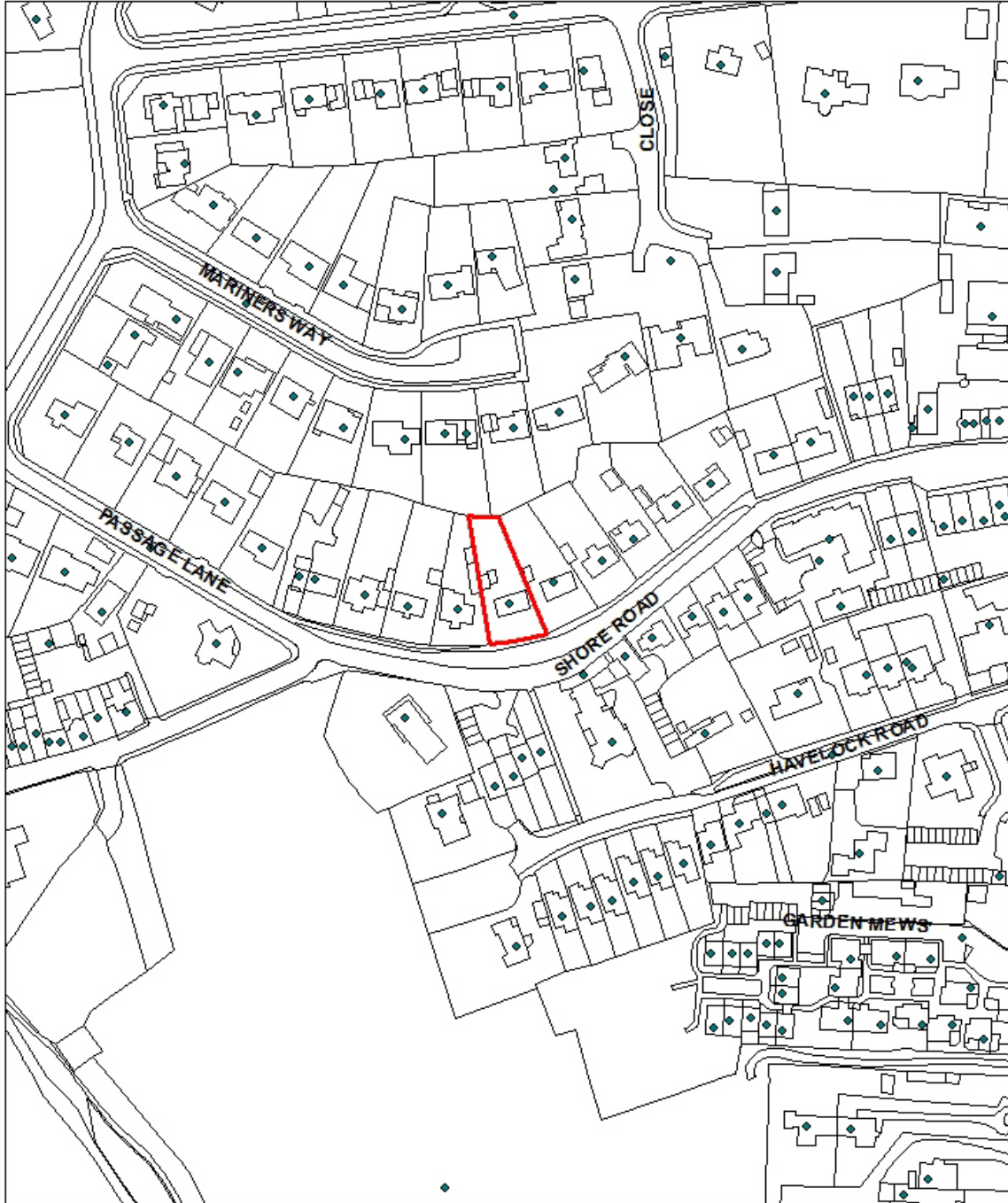
Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy.

Recommendation

Permission - Materials to match and first floor window within the west elevation shall be fixed shut and obscure glazed upto 1.7 metres from the internal floor level.

FAREHAM

BOROUGH COUNCIL



48 SHORE ROAD
SCALE: 1:1,250

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