

P/13/0774/FP

MR LES FAULKNER

TITCHFIELD COMMON

AGENT: REYNOLDS
ASSOCIATES

ERECTION OF SINGLE STOREY REAR EXTENSION AND CONSERVATORY
PROVISION OF FRONT AND REAR DORMERS WITH FIRST FLOOR SIDE ROOF LIGHT
TO SERVE LOFT CONVERSION

167 HUNTS POND ROAD PARK GATE SOUTHAMPTON SO31 6RD

Report By

Emma Marks Extn.2677

Site Description

This application relates to a semi-detached dwelling situated on the eastern side of Hunts Pond Road within the urban area.

Description of Proposal

Planning permission is sought for three elements consisting of:-

- i)Erection of a single storey rear extension with an overall depth of 3.5 metres, 7.3 metres in width with an eaves height of 2.8 metres and a ridge height of 4 metres;
- ii)Erection of a rear conservatory which measures 2.6 metres in depth, 4.3 metres in width with an eaves height of 2.2 metres and a ridge height of 3.1 metres.
- iii)Loft conversion including a front pitched roof dormer and a rear flat roof dormer.

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 raising the following issues:-

- i)Loss of light to neighbours bedroom, dining room and conservatory;
- ii)Visually oppressive to have such a high wall on the boundary;
- iii)The proposal is under thirty centimetres from the boundary.

One letter has been received raising no objection.

Consultations

Director of Planning & Environment(Highways):- No objection

Planning Considerations - Key Issues

The adjoining neighbouring property to the south, has extended to its rear, however this extension is sited off the party boundary. The nearest habitable window serving a bedroom is sited close to the party boundary with the application site.

The representation received has raised concerns by the neighbour that the single storey rear extension would result in loss of light and be visually oppressive due to its height and proximity to the boundary. The rear extension originally measured 3.5 metres deep on the party boundary, however in light of the concerns raised by the neighbour, this has been reduced to 3.0 metres and then splays away at a 45 degree angle into the application site. The proposed conservatory to be constructed beyond the extension would be sited a further one metre off the party boundary.

Officers have considered the proposed extension and its relationship with the neighbouring property. Extensions of 3 metres in depth are normally considered acceptable in relation to light and outlook and in this case, the extension is also to the north of the neighbour. Notwithstanding the representation received officers consider the proposal would not materially harm the amenities of the occupiers of the neighbouring property.

The proposed rear conservatory will be attached to the end of the proposed extension set one metre in from the boundary. The conservatory is very modest in height with a maximum ridge height of 3.1 metres and in light of this no adverse impact will be created on the neighbour's amenity.

Lastly, the application includes a loft conversion which includes the construction of a front and rear dormer window. The front dormer has been designed with a pitch roof set central within the roof space of the main dwelling lined up with the ground floor fenestration. The rear dormer is flat roof but not visible from the public highway and sits well within the rear roof plane.

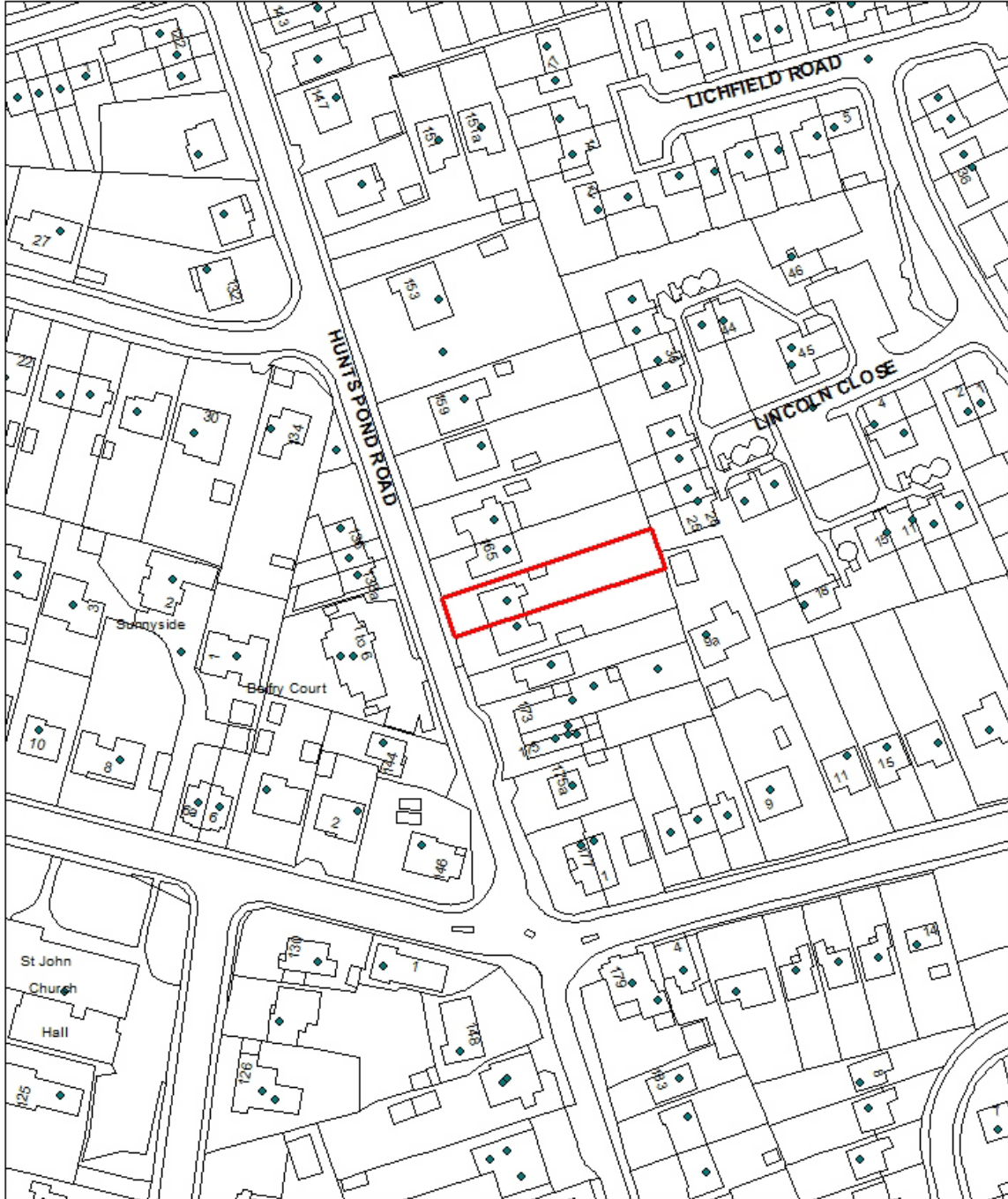
Officers are of the view that the all the element included within this application are acceptable and would not have an adverse impact on the neighbouring properties, street scene or character of the area.

Recommendation

Permission - Materials to match

FAREHAM

BOROUGH COUNCIL



167 HUNTS POND ROAD
SCALE: 1:1,250

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