

P/13/0805/FP

MR MATTHEW MORGAN

WARSASH

AGENT: DAVID NEWELL
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ERECTION OF TWO STOREY REAR EXTENSION, SINGLE STOREY FRONT
EXTENSION WITH BALCONY ABOVE AND AN EXTERNAL STAIRCASE

56 SHORE ROAD WARSASH SO31 9FU

Report By

Emma Marks Extn.2677

Site Description

This application relates to a semi-detached dwelling situated on the north side of Shore Road opposite its junction with Passage Lane.

Description of Proposal

Planning permission is sought for two elements:-

Erection of two storey rear extension measuring 5.1 metres in depth, 10.3 metres in width with a flat roof 5.1 metres high.

Erection of single storey front extension which measures 2.9 metres in depth, 6.7 metres in width at a height of 2.9 metres with a balcony above and an external staircase.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/13/0544/FP

**ERECTION OF TWO STOREY REAR EXTENSION, SINGLE STOREY
FRONT EXTENSION WITH BALCONY ABOVE AND AN EXTERNAL
STAIRCASE**

WITHDRAWN 29/08/2013

Representations

One letter of representation has been received objecting on the following grounds:-

- i) Loss of light to the kitchen and bedroom
- ii) Loss of privacy to upper and lower windows

Planning Considerations - Key Issues

The application site is unusual in that it is attached to a two bedroom maisonette (56a Shore Road). At ground floor to the rear this property has a covered car parking area and at first floor a main kitchen window and two bedroom windows. The kitchen window is closest to the party boundary with a secondary bedroom window facing onto the side wall of the proposed extension with a gap of 1.5 metres in between. There is also a main bedroom

window which looks down the garden and would be totally unaffected by the extension. The proposed extension would be 1.3 metres deeper than the neighbouring property at first floor level which is well below the 3 metre depth recommended to be acceptable within the Extension Design Guide.

Due to the proposed depth of the rear extension and the nature and location of the neighbour's windows officers are of the opinion that the proposal would not materially harm the amenities of the neighbouring property in relation to light or outlook.

The front of the neighbouring dwelling has a ground floor bedroom window and at first floor a lounge window/door and a front balcony with a screen on the eastern side. The proposed front extension would measure 2.9 metres in depth and be set 3.5 metres in from the western boundary. Due to these separation distances officers do not consider the front extension would harm the amenities currently enjoyed by the neighbouring property.

The design of the proposed front extension and its balcony above is sympathetic to the existing dwelling. Officers consider it is respectful of the characteristics of the area and street scene.

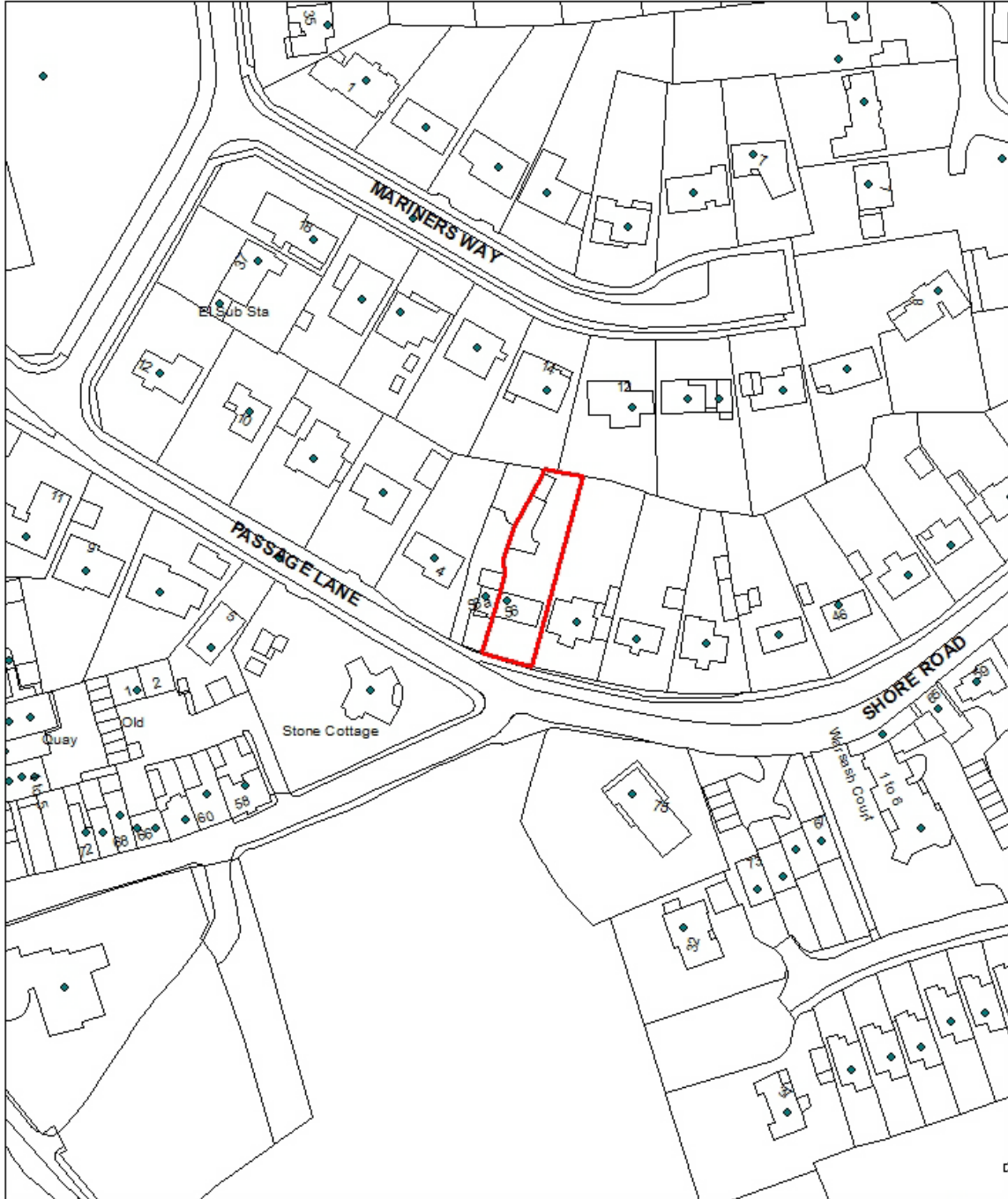
The application is considered to be acceptable and comply with the Adopted Fareham Borough Core Strategy.

Recommendation

Permission - Materials to match

FAREHAM

BOROUGH COUNCIL



56 SHORE ROAD
SCALE: 1:1,250

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