

P/13/0839/FP

MR & MRS N SELBY

FAREHAM NORTH-WEST

AGENT: BUILDING CONTROL
CONSULTANCY L

ERECTION OF REPLACEMENT SIDE ATTACHED GARAGE WITH PITCHED ROOF
OVER

42 HILL PARK ROAD FAREHAM PO15 6HT

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a semi-detached dwelling within the urban area to the east of Hill Park Road just to the north of Beaumont Rise.

Description of Proposal

Planning permission is sought for the erection of a single storey side attached garage with a pitched roof to the southern side of the dwelling following the demolition of the existing flat roofed garage.

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 with the following comments;

- demolishing the current garage and rebuilding it seems over the top just because the roof leaks
- the applicant has suggested that the new garage will be built closer to the neighbouring property having the potential to enclose the driveway and make it claustrophobic
- assurances should be given that the proposed structure will be the same size as the original
- the new pitched roof may block out light to the kitchen window of the neighbouring property
- Damage may occur to the boundary wall when foundations are dug
- assurances must be given that any damage will be rectified at no cost
- rainwater from the existing structure currently runs into a drain on the drive of the neighbouring property subjecting it to flooding

One letter of support has also been received

Consultations

Director of Planning & Environment (Highways) - No objection

Planning Considerations - Key Issues

The proposed replacement garage would be built on the same footprint as the existing garage to the same dimensions. The existing garage currently has a flat roof and it is proposed to include a pitched roof above the proposed garage. In officer's opinion this would improve the visual appearance of the dwelling within the streetscene.

The neighbouring property to the south has a driveway serving a garage to the rear which separates the flank wall from the proposed garage. There is a sole kitchen window within the north elevation which would be approx 4.5m from the side wall of the garage. As this window is north facing any direct sunlight is already limited. The garage would not be constructed any closer to the neighbouring property and it is not considered that the proposal would result in any detrimental loss of light or outlook to this room.

The proposed garage would be set 0.75m off the southern boundary with the neighbouring property. If any damage were to occur to the boundary wall during the construction of the garage then this would be a private legal matter between the two parties involved. The garage is shown to have guttering to the front and rear elevations. As part of the building regulations application it will be necessary to demonstrate how run-off from the roof can be adequately disposed of.

The proposal complies with the relevant policy of the Fareham Borough Core Strategy and is considered acceptable.

Recommendation

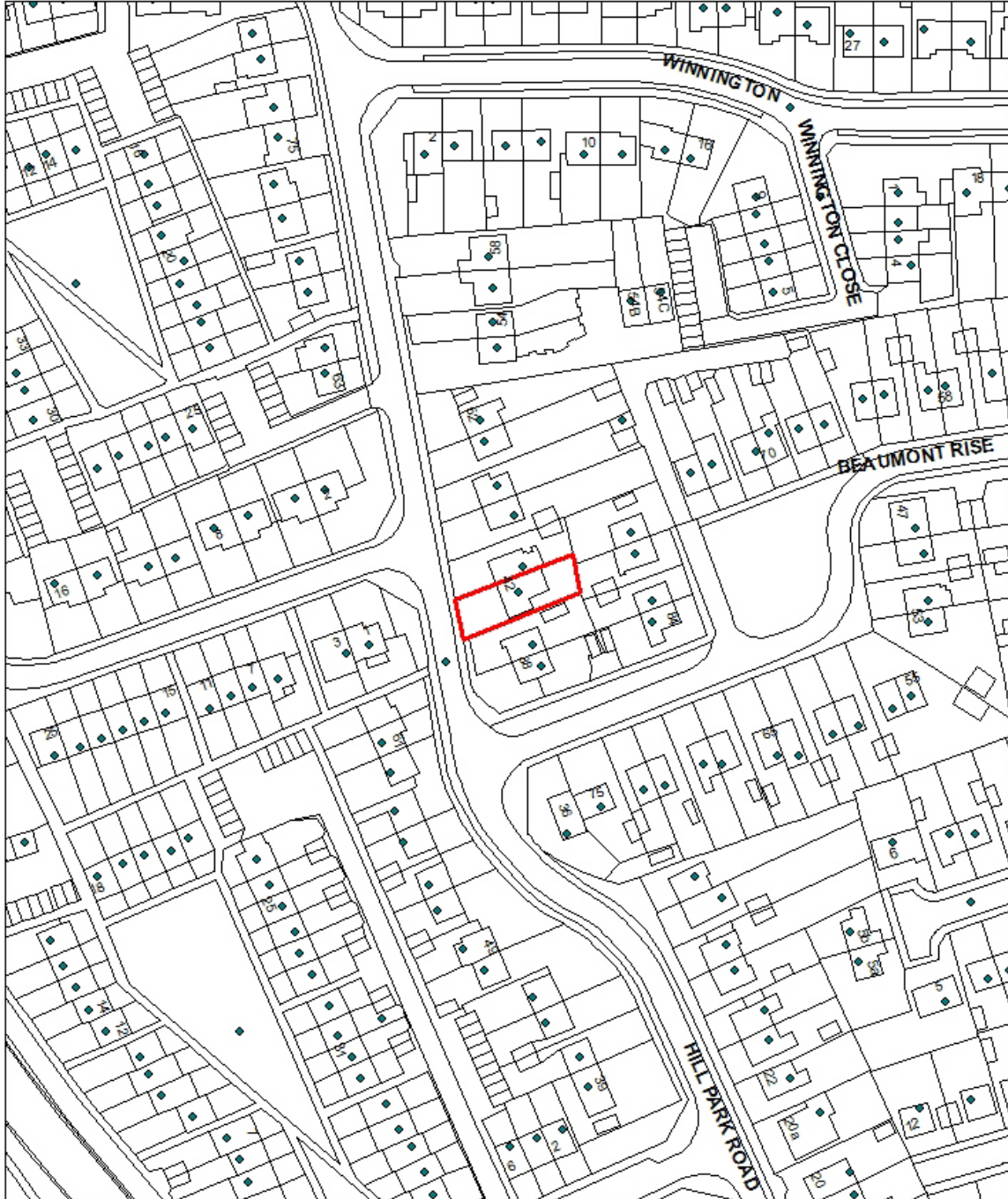
PERMISSION; Materials to match

Background Papers

P/13/0839/FP

FAREHAM

BOROUGH COUNCIL



42 HILL PARK ROAD
SCALE: 1:1,250

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