

P/13/1028/FP

MR BEADELL

TITCHFIELD

AGENT: DEREK TREAGUS
ASSOCIATES

ERECTION OF SINGLE STOREY SIDE & REAR AND TWO STOREY FRONT
EXTENSION.

75 CATISFIELD LANE FAREHAM HAMPSHIRE PO15 5NT

Report By

Graham Pretty (ext.2526)

Site Description

The application site is on the east side of Catisfield Lane a short distance to the north of Mount Drive.

The property is an end of terrace and adjoins an access track leading to properties to the rear on its north side.

The property is slightly elevated from the road but is relatively level otherwise. Vehicular access is to the front of the dwelling and there is space for 2 - 3 cars. Pedestrian access is available to the rear garden from the adjoining access track.

Description of Proposal

The proposals are to extend the dwelling to the front, side and rear

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One letter has been received raising no objection in principle but caveating that the driveway to the north of the site should not be blocked during construction works.

One letter has been received in support of the proposal.

Planning Considerations - Key Issues

The key issues are:

Principle of development

The site is within the settlement policy boundary where the principle of extending existing residential properties is acceptable.

Impact on character of the area

The character of the area is predominantly residential with a mixed character including older and newer properties and an overall appearance of spaciousness.

The property is an end of terrace, two storey dwelling. It is located at the north end of the terrace and is adjacent to an access track to properties to the rear. The nearest property to the north is set approximately 8m away across the track. The application property is set back and slightly elevated from the road with the existing side projection being visible. The proposed two storey front extension will be set against the existing two storey side projection and will not be harmful to the character of the area. The single storey side extension is designed with a lean to pitched roof, sympathetic to the overall character of the building and the area.

Impact on neighbouring properties

The properties to the north and east are set sufficiently far from the proposed development that there will be no harm to the amenity of the residents of those properties.

Immediately to the south of the application site is number 77, a terraced property attached to the application property. Both number 77 and the application property have two storey projecting elements to the rear, set away from the party boundary. The single storey rear extension proposed, would be constructed to the rear of the existing two storey element.

At ground floor level in the neighbouring property, there are two clear glazed habitable room windows in close proximity to the application site. The first of these faces due east down the rear garden. The second window faces northwards directly towards the side elevation of the existing two storey element at the application site.

The single storey extension is set in the region of 2.5 metres from the party boundary and is to the north of the neighbouring property. Whilst some impact upon outlook would occur, Officers consider the relationship acceptable on balance in light of the existing relationships with the two storey elements and the fact the extension is set away from the party boundary.

Highways

The dwelling has three bedrooms and this is not altered by the proposals. A minimum of 2 car parking spaces are available at the front of the site which is in line with current parking standards. The concern of the neighbour relating to the adjacent access is noted. The applicants have advised that they are aware that the access should not be obstructed.

Conclusion

The proposed extensions are not considered to be harmful to the character of the area or to the amenities of adjacent residents. The proposals are therefore in accordance with national and local planning policy and are otherwise acceptable.

PERMISSION

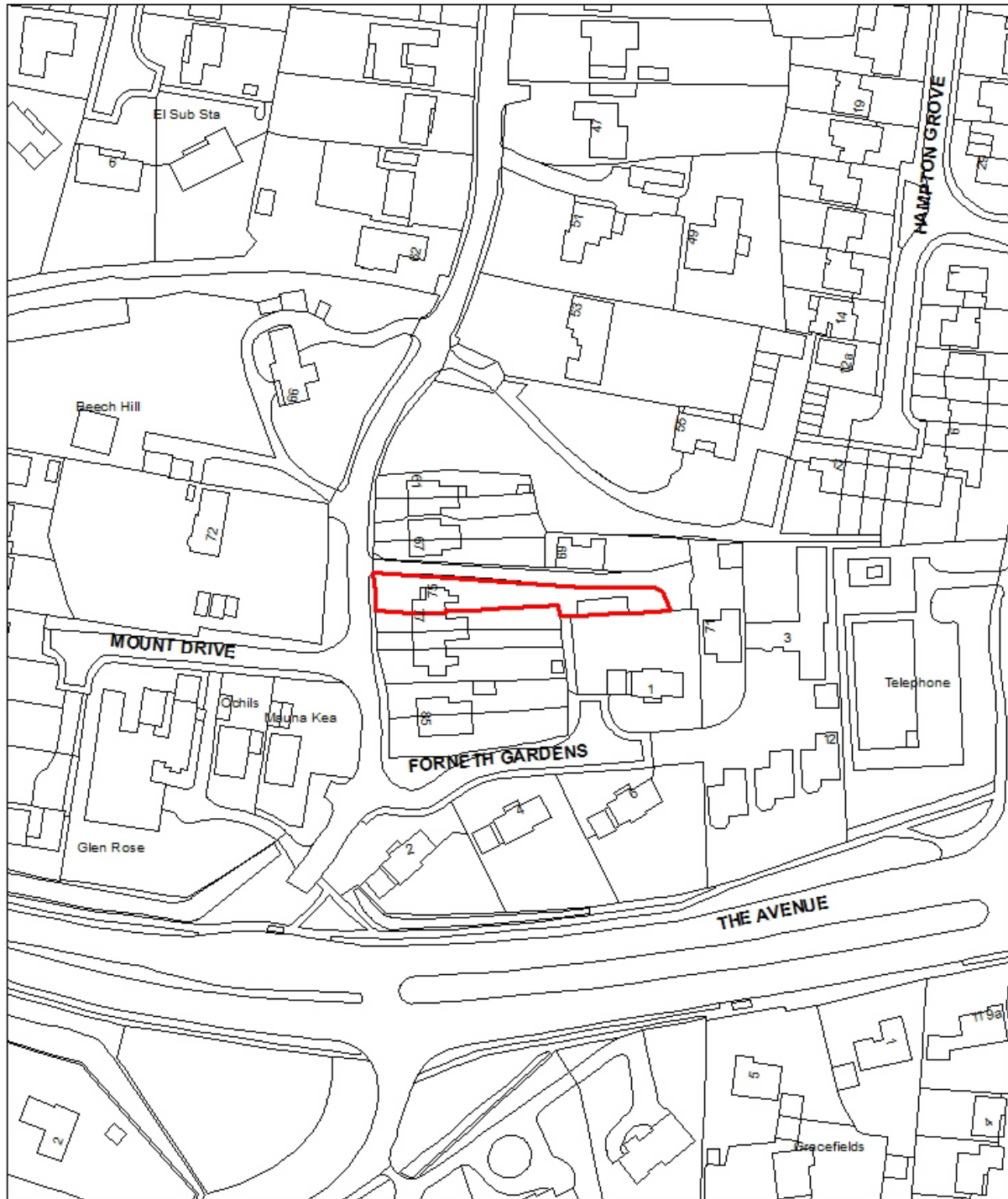
Materials to match

Background Papers

P/13/1028/FP

FAREHAM

BOROUGH COUNCIL



75 Catisfield Lane
Scale 1:1250

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