

P/13/0996/FP [O]

FAREHAM SOUTH

MRS E MARKS

AGENT: MRS E MARKS

ERECTION OF SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE

45 LONGFIELD AVENUE FAREHAM HANTS PO14 1BX

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of this two-storey mid-terraced dwelling located on the south-western side of Longfield Avenue and within the designated urban area.

The dwelling has an existing flat roof ground floor extension at the rear spanning approximately half the width of the house and projecting approximately 3.0 metres beyond the original rear elevation. The rear garden at the property is in excess of 45 metres long, an area of concrete hardstanding being at its south-western extent.

Description of Proposal

Permission is sought for the erection of a single storey rear extension alongside and to the same depth as the existing rear extension. A new lean-to style roof would be provided across both the new and existing extensions.

The application also proposes the erection of a detached garage located approximately 36 metres from the rear extension towards the end of the rear garden. The garage would have a footprint of 4.9 x 5.8 metres and would feature a dual pitched gabled roof with a ridge running from front to back at around 3.7 metres in height. Access to the garage would be provided via the rear service road.

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)

Planning Considerations - Key Issues

There would be no adverse effect on the living conditions of neighbours living either side of the application site. The proposed extension would not project far enough into the rear garden to cause any loss of light or outlook to the neighbouring properties and there would be no overbearing effect or loss of light or outlook as a result of the construction of the new garage.

The proposed extension and garage are proposed to be at the rear of the property and would not be seen from the street. Whilst both structures would be visible from shared and private areas to the rear of houses along Longfield Avenue, there are numerous other rear extensions and garages nearby similar to that proposed. The submitted scale, design and

appearance of the development is such that there would be no harm to the appearance or character of the area.

The proposal accords with those amenity and design criteria set out in Core Strategy Policy CS17 and the Council's approved Extension Design Guide.

Recommendation

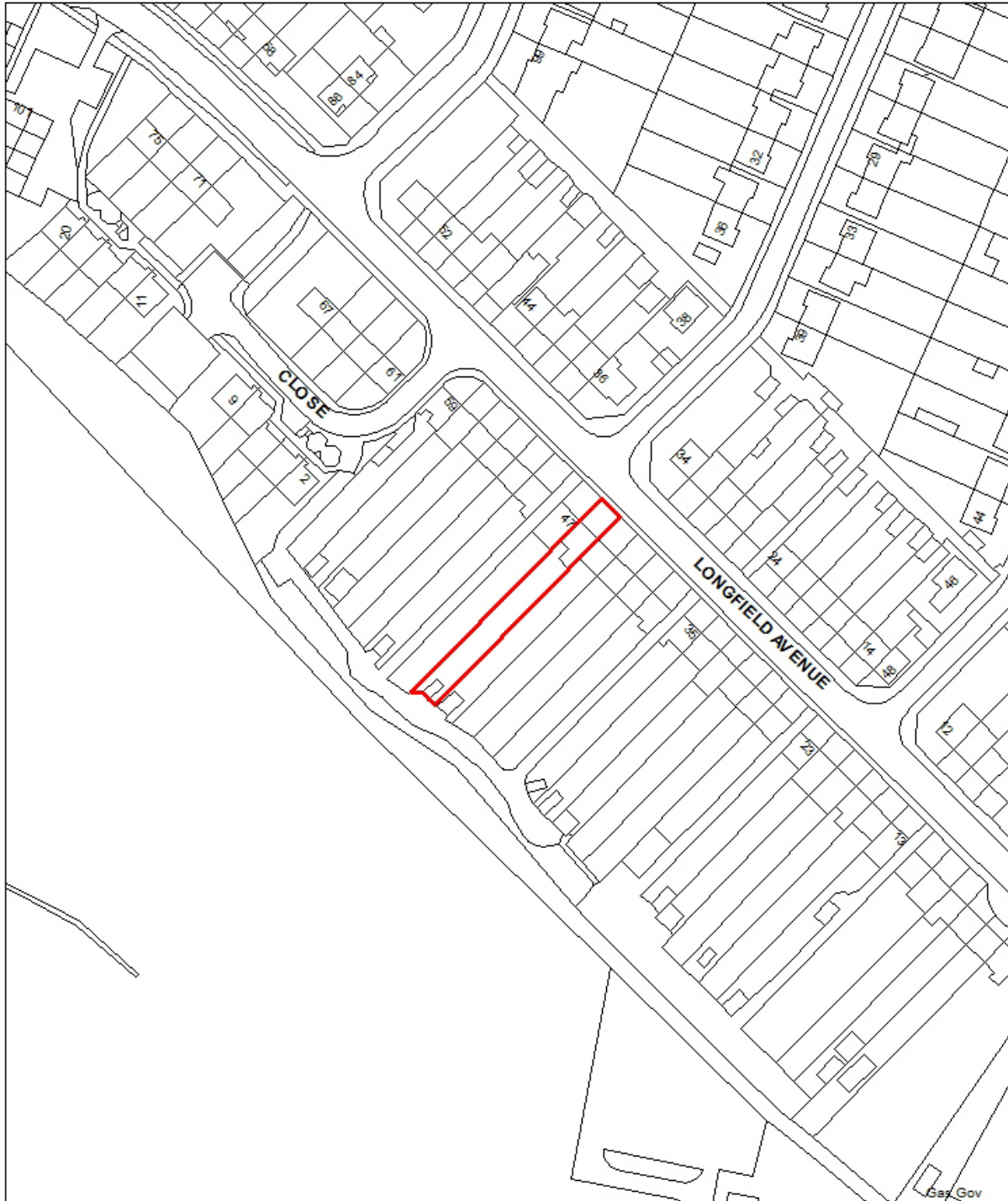
PERMISSION

Background Papers

P/13/0996/FP

FAREHAM

BOROUGH COUNCIL



45 Longfield Avenue
Scale 1:1250

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