

**P/13/1006/FP [O]**

**FAREHAM NORTH**

MR DAVID ESAU

AGENT: MR DAVID ESAU

ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM SELF-CONTAINED RESIDENTIAL ANNEXE (ALTERNATIVE TO P/13/0692/FP)

77 GUDGE HEATH LANE FAREHAM HANTS PO15 5AX

***Report By***

Emma Marks Extn.2677

***Site Description***

This application relates to a detached bungalow set within a large plot on the east side of Gudge Heath Lane, opposite the junction with Blackbrook Road.

***Description of Proposal***

Planning permission is sought for a single storey rear extension to form a self-contained residential annexe. The annexe measures 12.5 metres in depth, 4.6 metres in width with an eaves height of 2.8 metres and a maximum ridge height of 4.3 metres.

***Policies***

The following policies apply to this application:

***Relevant Planning History***

The following planning history is relevant:

<b><u>P/13/0692/FP</u></b>	<b>ERECTION OF SINGLE STOREY EXTENSION TO FORM SELF-CONTAINED RESIDENTIAL ANNEXE</b>
	APPROVE                      12/09/2013

***Representations***

No representations received

***Consultations***

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

Director of Regulatory and Democratic Services(Environmental Health):- No objection

***Planning Considerations - Key Issues***

This application has been submitted following a recently approved application for a similar proposal. This current application has amended the approved extension by changing the roof design of the extension so it is hipped at the end and adding a pitched roof over the link extension, in place of a flat roof.

The application property occupies a wide plot with a deep rear garden measuring 16 metres in width by approximately 45 metres in depth.

The proposed extension is deep with an overall depth of 12.5 metres from the rear wall of the existing bungalow. The proposal is set off the party boundary with number 79 by 1.2 metres. It has a low pitched roof raking away from the neighbouring property with a maximum ridge height of 4.3 metres.

Officers have assessed the proposal on site from within the rear garden of number 79. Whilst deep, in light of the siting and modest height of extension, Officers are satisfied that the development would not be detrimental to the neighbouring property's light or outlook. No representations have been received from the occupier of the property nearest the proposal.

A number of essentially secondary windows are shown close to the party boundary, and Officers are recommending a condition that these windows are obscure glazed and fixed shut.

Officers are of the view the amendments made to the previously approved extension are acceptable and comply with the Adopted Fareham Borough Core Strategy.

***Recommendation***

PERMISSION - Materials to match; restrict annexe to main dwelling; obscure glaze and fix shut windows in north west elevation.

# FAREHAM

## BOROUGH COUNCIL



77 Gudge Heath Lane  
Scale 1:1250

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