

P/13/0836/FP

HILL HEAD

MR KEVIN SMITH

AGENT: H J CONCEPTS LTD

SINGLE STOREY REAR EXTENSION

SMITHY COTTAGE 22 BELL DAVIES ROAD FAREHAM HAMPSHIRE PO14 2AY

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a detached bungalow within the urban area to the west of Bell Davies Road. The bungalow is of recent construction and was built within the rear garden of No.18 Pilgrims Way.

Description of Proposal

Planning permission is sought for the erection of a single storey rear extension measuring 4.1 metres in depth, 4.6 metres in width with a ridge height of 4.1 metres.

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)

Relevant Planning History

The following planning history is relevant:

P/12/0768/FP **PROPOSED ERECTION OF A DETACHED THREE-BEDROOMED BUNGALOW (WITH ACCESS VIA BELL DAVIES ROAD) (REVISED SCHEME)**

APPROVE 14/11/2012

P/12/0342/FP **ERECTION OF DETACHED THREE BEDROOMED BUNGALOW WITH ACCESS VIA BELL DAVIES ROAD**

APPROVE 23/08/2012

Representations

One letter has been received objecting on the following grounds;

- the dwelling was permitted against our wishes and objections to the detriment of the quality of our immediate environment and quality and character of the area
- further development of this small plot would increase visual intrusion to our rear garden
- Reduction of outlook from sun room
- The dwelling was built less than 12 months ago yet they seek to extend it

Planning Considerations - Key Issues

Permitted development rights were removed from the dwelling when planning permission was originally granted as it was considered that the amount of amenity space to the rear of

the property was quite limited and that control should be retained over any further development. Having given consideration to the details of the extension that is now being sought officers are of the opinion that it is of a modest size and is positioned so that a useable area of amenity space is still maintained. It is not considered that the proposal would have any detrimental impact on the visual appearance or character of the area.

The objector's property (No.20 Pilgrims Way) is in excess of 10 metres from the nearest part of the proposed extension. There is a 2 metre high wall on the boundary between the two properties and the objector's property is orientated with rear windows facing north-east rather than directly towards the application site. The objector's property has a detached sun room within the rear garden which is positioned facing back to the west towards the main dwelling. It is not considered that the proposal would have any detrimental impact on the amenities of the objector's property in terms of visual intrusion or loss of outlook.

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

Recommendation

PERMISSION; Materials to match

Background Papers

P/13/0836/FP; P/12/0768/FP; P/12/0342/FP

FAREHAM

BOROUGH COUNCIL



Smithy Cottage
22 Bell Davies Road
Scale 1:1250

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