

P/14/0010/FP

FAREHAM WEST

MR STEVEN LAWSON

AGENT: MR STEVEN LAWSON

PROPOSED SINGLE STOREY REAR EXTENSION WITH A PERGOLA, EXTENSION OF AN EXISTING SIDE DORMER WINDOW AND PITCHED ROOF OVER DINING ROOM

28 BLACKBROOK ROAD FAREHAM PO15 5DJ

Report By

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Introduction

This planning application is a resubmission of that granted planning permission under P/09/0837/FP and P/06/0501/FP which have both expired.

Site Description

28 Blackbrook Road is a semi-detached house with a small dormer in its eastern side elevation and a front and eastern side drive leading to a rear single garage. It is on the south side of this road just to the east of this road's junction with Beech Road, Fareham with the immediately surrounding properties being residential in nature. There are a number of tall mature trees at and near the site, those to its rear being located along the southern boundary of its back garden.

The site is within the urban area of Fareham as defined in the Council's Policies Map.

Description of Proposal

- Erection of single storey rear extension including a pitched roof to dining room and a attached pergola; and
- Extend the existing side dormer.

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

Relevant Planning History

The following planning history is relevant:

P/09/0837/FP

ERECTION OF SINGLE STOREY REAR EXTENSION, EXTEND EXISTING SIDE DORMER, PITCHED ROOF TO DINING ROOM AND NEW PERGOLA

PERMISSION 05/11/2009

P/06/0501/FP

Erection of Single Storey Rear Extension, Extend Existing Side Dormer, Pitched Roof to Dining Room & Pergola

PERMISSION 31/05/2006

Representations

One letter of objection has been received from 78 Blackbrook Park Avenue, which is to the south of the site, raising the following concerns:

- the flat roof of the proposed extension could be used as a terrace in the future, which would allow for overlooking;
- noise pollution from the terrace;
- other neighbours on Blackbrook Road already have similar terraces and they cause a lot of noise;
- a planning condition should be imposed to prevent the use of the flat roof as a terrace;

Planning Considerations - Key Issues

The proposed extension would be located to the rear and therefore it does not raise issues in terms of impact on the character or appearance of the area. Similar, the proposed dormer extension would not be prominent in public vantage points and therefore it is not considered detrimental. Furthermore, given the fact that the adjacent property at no. 28A does not benefit from windows within the wall directly facing the dormer and has no useable outdoor space to the side, the proposed extension of the dormer window is not considered to be detrimental to residential amenities of these neighbours.

As to the proposed rear extension, although it would extend beyond the rear wall by 4 metres, the corner of the extension closer to the other semi-detached pair would be cut off, so that only 3 metres of the extension would sit on the common boundary. For this reason, Officers conclude the proposed design would prevent the adjacent property from detrimental loss of light and outlook. As to the glazed side wall facing the property at no. 28A, the wall would be approximately 4 metres away from the boundary and some 5 metres away from the window inserted within the side wall of the adjacent property. Furthermore, the existing boundary treatment between these properties consists of a standard timber panel fence constructed on concrete slabs. Therefore, it is concluded that the proposed extension would have no adverse impact on the adjacent property, in terms of loss of privacy.

Concerns have been raised over loss of privacy and noise coming from the extension, if the flat roof was used as a terrace etc.

It must be highlighted that the creation of a terrace, balcony or raised outdoor space on top of the extension would require a separate planning permission. Matters such as privacy, would be accounted for during the decision making process. At this stage, the Council cannot refuse the application based on the assumption that further development may be proposed in the future, especially one requiring planning approval. However, an informative advising the applicant that planning permission would be required for the use of the flat roof as a veranda, balcony, terrace or any other platform, would be imposed on the decision notice.

For the reasons stated above, it is concluded that the proposal complies with the local development plan for Fareham and therefore conditional planning permission should be granted.

Recommendation

Approve: subject to conditions and informative notices.

Notes for Information

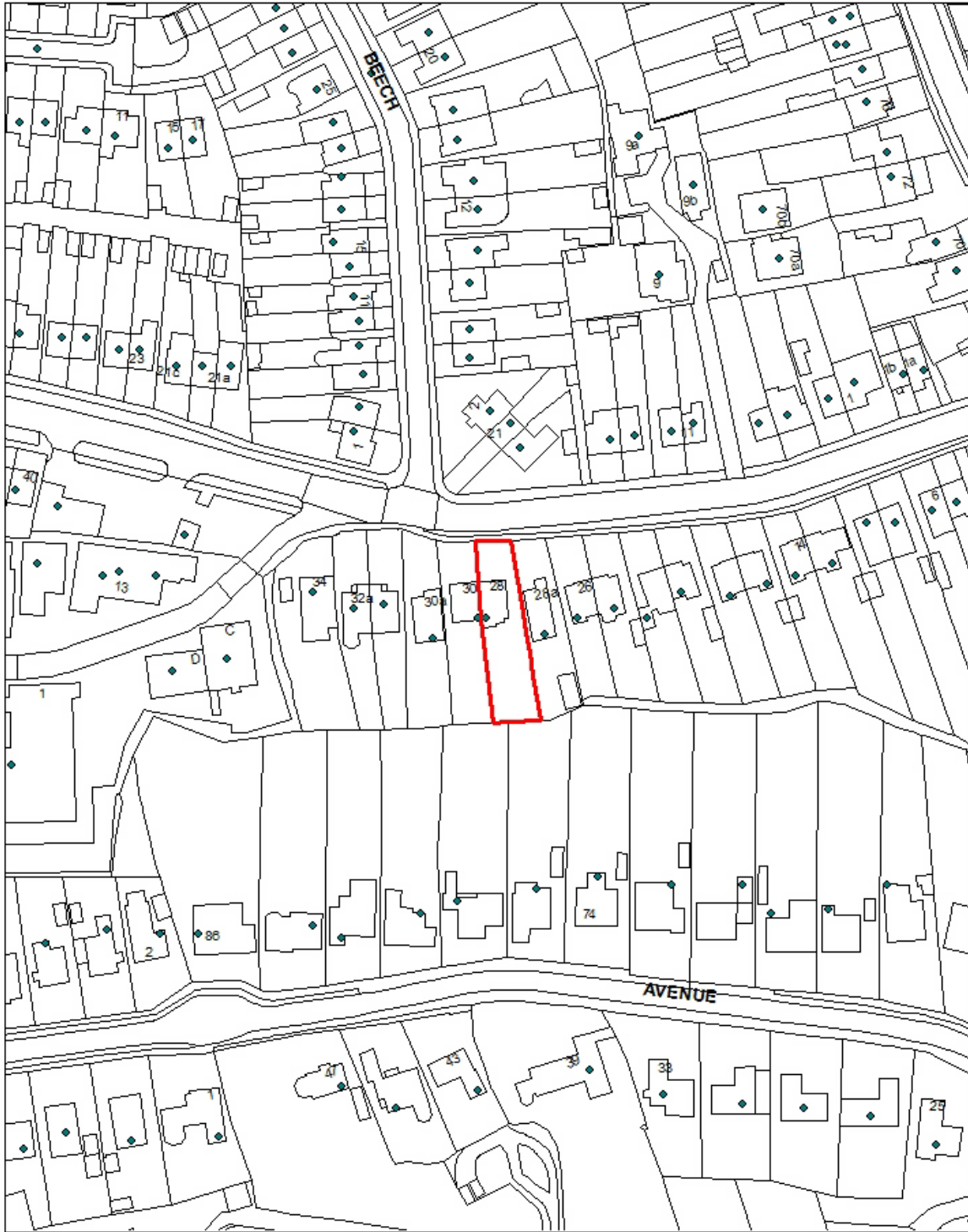
The applicant is advised that planning permission would be required for the use of the flat roof as a veranda, balcony, terrace or any other platform.

Background Papers

P/09/0837/FP and P/14/0010/FP

FAREHAM

BOROUGH COUNCIL



28 Blackbrook Road
Scale 1:1250



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