

P/13/1084/FP

PORTCHESTER EAST

MR & MRS WHITLOCK

AGENT: MR & MRS WHITLOCK

RETENTION OF RAISED DECKING AREA TO THE REAR OF THE PROPERTY

17 ANSON GROVE FAREHAM HAMPSHIRE PO16 8JG

Report By

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Site Description

This application relates to a two storey semi-detached property located on the southern side of Anson Grove, which is a residential street located within Portchester East ward. According to the Council's Policies Map, the area is designated as an urban area.

The ground level of the site slopes significantly towards the south so that the end of the garden lies considerably lower than the dwelling itself.

The other semi-detached pair has been extended to the rear by a conservatory with steps allowing access to the garden.

Description of Proposal

Planning permission is sought to retain the rear decking with a timber panel privacy screen installed on the the eastern boundary with no. 16 Anson Grove. The decking extends beyond the rear wall by approximately 4.3m and 1.5m beyond the rear conservatory of the adjacent neighbour. The overall area of the decking is 17.2 square metres.

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 objecting to this development has been received from the adjacent property. The main issues raised include:

- decking provides view of my garden and conservatory;
- permanency of the privacy screen cannot be guaranteed.

Planning Considerations - Key Issues

The main issue with applications of this nature is privacy. The neighbour suggests that the decking provides a view of the adjacent conservatory and garden.

Having visited the site and inspected the degree of overlooking which the decking allows, officers can confirm that the neighbours's conservatory cannot easily be overlooked. A person would have to bend over the existing balustrade and look back towards the property to do so. It is unlikely the applicant would choose to do this. As the decking does not

provide a direct view towards the conservatory, Officers conclude that it would not cause loss of privacy to the existing conservatory.

With regards to the loss of privacy while in the garden, as explained above, the ground level in this area slopes significantly towards the rear of the gardens. This results in the gardens being more visible to the adjacent neighbours than usual. In light of this situation the site already allows for some degree of overlooking. For this reason, Officers consider retrospective planning permission should be granted.

As to the guarantee of permanency of the privacy screen, a planning condition, requiring the privacy screen to be retained at all times is suggested.

Notwithstanding the objection received, officers consider the proposal does not materially harm the amenities of the neighbouring property and is therefore recommended subject to a planning condition securing the future retention of the privacy screen.

Recommendation

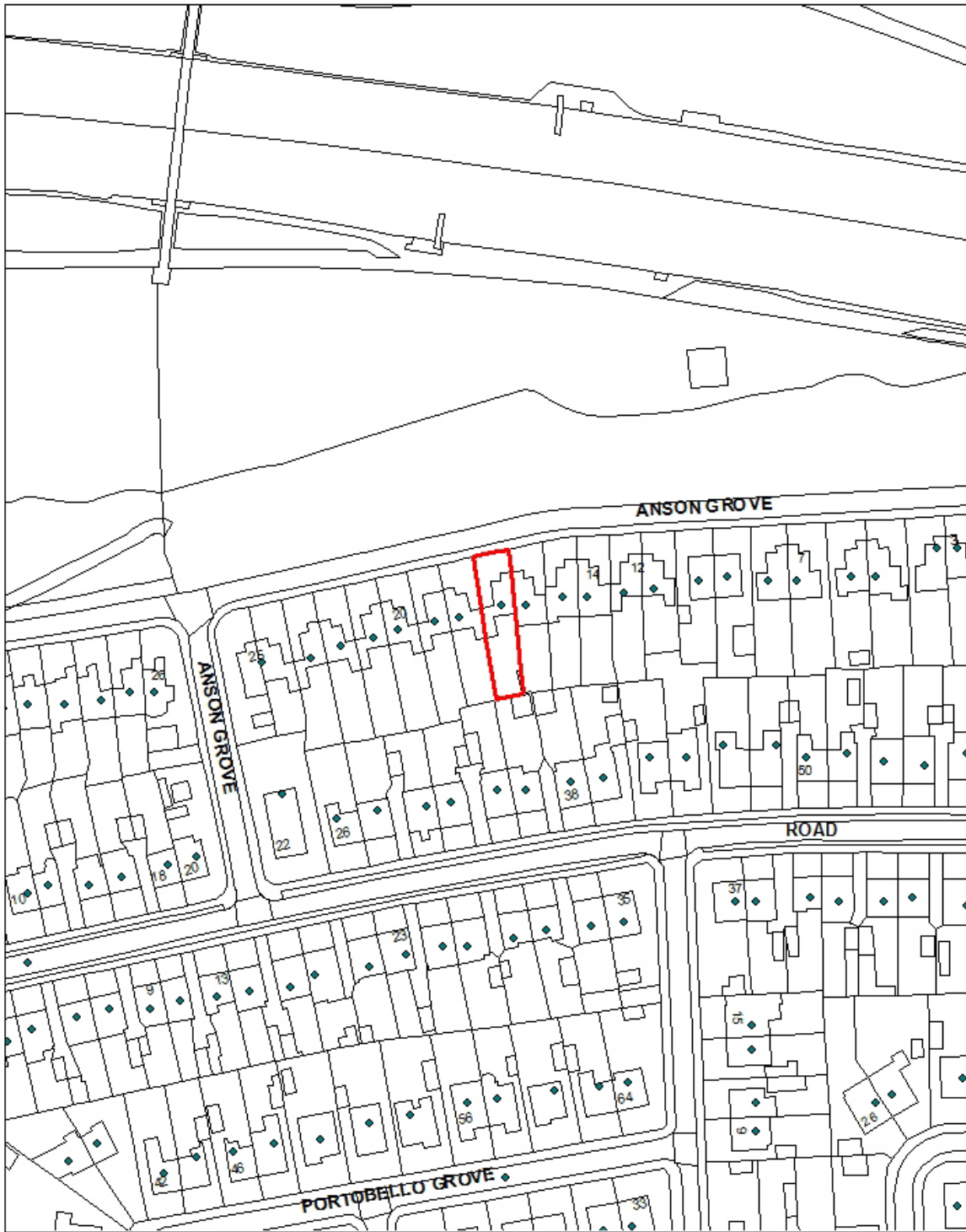
RETROSPECTIVE PLANNING PERMISSION: privacy screen to be retained at all times.

Background Papers

P/13/1084/FP

FAREHAM

BOROUGH COUNCIL



17 Anson Grove
Scale 1:1250



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