

**P/14/0073/FP**

**LOCKS HEATH**

MR A BADESHA

AGENT: MR M REYNOLDS

ERECTION OF FIRST FLOOR AND SINGLE STOREY REAR EXTENSIONS AND  
INSERTION OF FIRST FLOOR SIDE WINDOW (RESUBMISSION OF P/13/0748/FP)

40 ADMIRALS ROAD PARK GATE SOUTHAMPTON HANTS SO31 6QL

***Report By***

Arleta Miszewska ext. 4666

***Site Description***

The application site comprises the residential curtilage of this two-storey semi-detached dwelling located on the south-eastern side of Admirals Road, which is within the urban area of Locks Heath. The dwelling has an existing single storey flat roof extension located at the rear.

***Description of Proposal***

Permission is sought for the erection of first floor and single storey rear extensions to the dwelling.

The single storey rear extension would be added to the existing rear extension across approximately half of its width along the party boundary with 42 Admirals Road. The extension would be 3 metres deep.

The proposed first floor extension would be built over the existing single storey extension and would project beyond the original rear wall by 3 metres, and would extend the floorspace of the existing two bedrooms at the rear of the dwelling.

Also proposed is the insertion of a first floor bedroom window to the existing south west elevation of the house.

***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)

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

***Relevant Planning History***

The following planning history is relevant:

**P/13/0748/FP**

**ERECTION OF FIRST FLOOR AND SINGLE STOREY REAR**

## **EXTENSIONS AND INSERTION OF FIRST FLOOR EN-SUITE SIDE WINDOW**

REFUSE 22/10/2013

**P/00/0015/FP**      **Erection of Conservatory**  
PERMISSION 08/02/2000

### ***Representations***

One letter of objection has been received from no. 42 Admirals Way, raising the following concerns:

- first floor extension contravenes 45 degree rule,
- loss of light to the bedroom, kitchen (via velux windows) and living room,
- the height of the boundary parapet wall will cause even greater obstruction,
- loss of outlook from bedroom window,
- boundary wall too close to the common boundary, no access will be granted for construction and maintenance works, subsequently will create potential health and safety danger should it become unstable,
- any cement/render/paint "droppings" are likely to hit neighbour's extension roof tiles, windows or will drop into the gap between properties causing damp,
- unstable rendering will fall and land on neighbouring property;
- other construction methodology concerns,
- loss of value of my property,

### ***Planning Considerations - Key Issues***

Planning permission was refused previously for the erection of a first floor and single storey rear extensions and insert a first floor en-suite window. The application was refused for the following reason:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Local Plan Review and the Council's approved Extension Design Guide and is unacceptable in that, by virtue of their depth, height, bulk and proximity to the north-eastern party boundary, the rear single storey and first floor extensions would:

- a) unacceptably reduce the outlook from and light available to the adjacent dwelling at 42 Admirals Road to the detriment of the amenities its occupants;
- b) result in an unneighbourly and overbearing form of development unacceptably reducing the level of outlook from, light available to, and the enjoyment of the rear garden area of the neighbouring residential property 42 Admirals Road to the detriment of the amenities of its occupants.

The current proposal has been reduced in depth on the party boundary with the adjoining property in order to overcome the previous reasons for refusal.

The proposed single storey rear extension would project beyond the existing rear extension of the other semi-detached dwelling by 3 metres and would have no openings fronting the adjacent property at no.42. The maximum height of the pitched roof would be 3.5 metres. The parapet wall to this extension would be 3 metres high. Given that these measurements correspond with the Council's adopted Extension Design Guide, it is considered that this part of the proposed development is acceptable in terms of impact on residential amenities of adjacent neighbours.

As to the first floor rear extension, it would project beyond the original rear wall of the host dwelling by 3 metres. Such projection is not considered excessive and the availability of views from the adjacent property towards other directions, would not cause such detrimental loss of sunlight or outlook to justify refusal of this application.

As to the other concerns raised, such as construction methodology and loss of property value, these are not planning material considerations and therefore do not influence determination of this application.

***Recommendation***

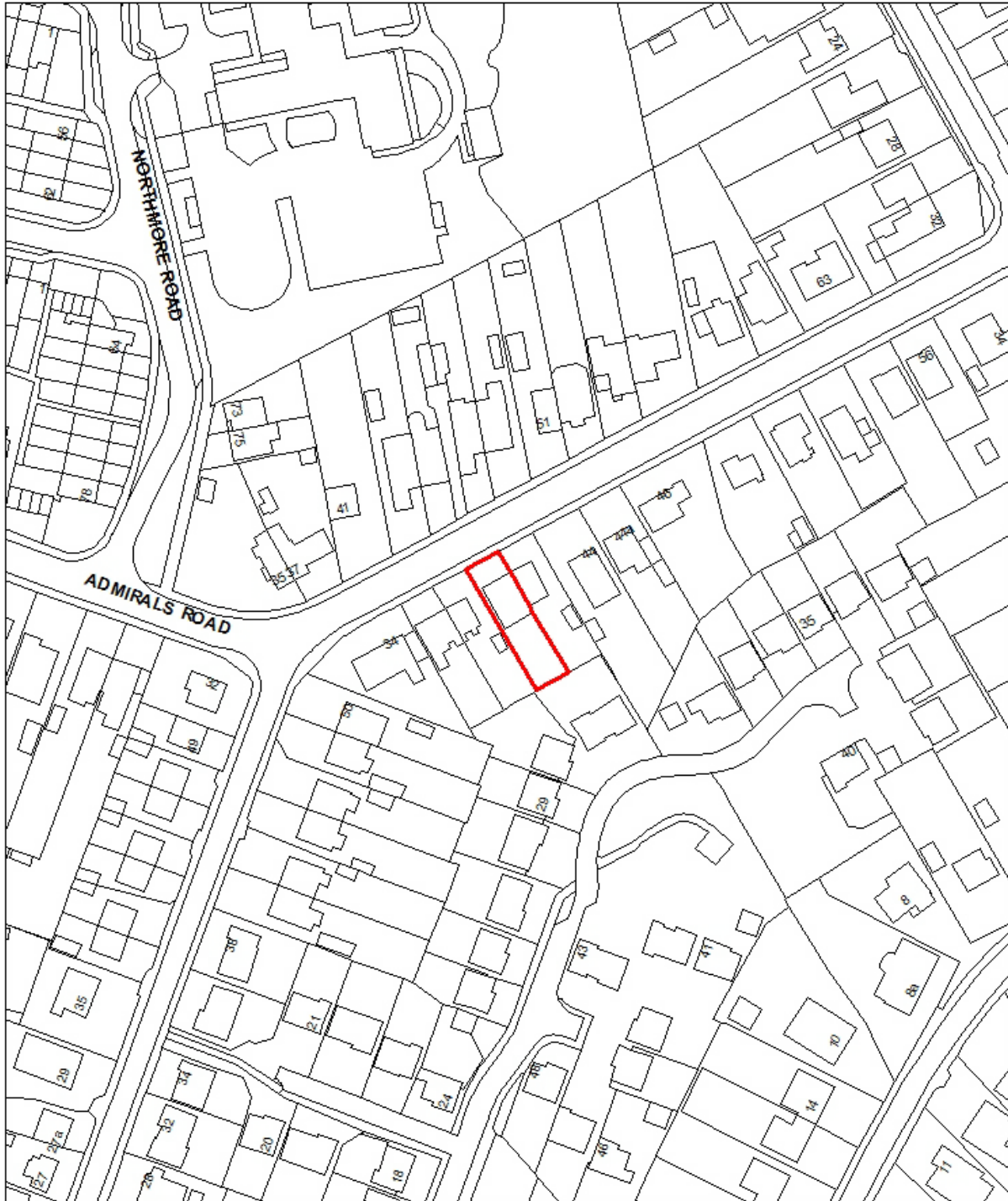
PERMISSION

***Background Papers***

P/14/0073/FP

# FAREHAM

## BOROUGH COUNCIL



40 Admirals Road  
Scale 1:1250

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