

P/14/0116/FP

MR & MRS PATEL

FAREHAM NORTH-WEST

AGENT: SPACE & STYLE HOME
DESIGN

PORCH TO FRONT ELEVATION, TWO STOREY SIDE EXTENSION, ADDITION OF
PITCHED ROOF TO EXISTING GARAGE, INCREASE TO HEIGHT OF SIDE BOUNDARY
TO 1.8 METERS AND NEW VEHICULAR ACCESS FROM BEAUMONT RISE

45 BEAUMONT RISE FAREHAM HANTS PO15 6HX

Report By

Emma Marks Extn.2677

Site Description

This application relates to a semi-detached dwelling situated on a corner plot within
Beaumont Rise which is to the east of Hill Park Road.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the following development:-

- i) Two storey side extension which measures 3.5 metres in width, 8 metres in depth with an eaves height of 4.8 metres and a ridge height of 8 metres;
- ii) Construction of a pitched roof to the existing garage which has an eaves height of 2 metres and a ridge height of 3.4 metres;
- iii) Increase to the height of the side boundary wall to a 1.8 metres;
- iv) New vehicular access into the property frontage;
- v) Porch to front elevation.

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)

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Representations

One letter of representation has been received raising the following comments:-

- i)The possibility of contactors blocking or impeding access to my property during

construction and the mess they will cause by parking vehicles on the verge and pavement;

ii) The location of the new drive at the front of the property on the apex of a blind corner. This development is directly opposite my property and will impact on our day to day life until it is completed.

Consultations

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

Planning Considerations - Key Issues

This application relates to a semi-detached dwelling situated on a corner plot within Beaumont Rise.

Planning permission is sought for a number of elements consisting of a two storey side extension, new garage roof, increase in height of a side boundary wall, new vehicular access and erection of a porch on the front elevation.

The proposed two storey side extension has been designed subservient to the host property and meets all the distances required from the site boundary and the neighbouring properties. The design and size of the proposed extension is in keeping with other extensions within the immediate area, particularly the immediate neighbour to the rear which also sits on a corner plot.

The proposed flank wall of the extension has been designed with a ground floor door and no other openings resulting in a blank first floor elevation. Officers have requested an amended plan from the applicant showing a window within the first floor in order to add interest to this elevation.

Subject to the receipt of the amended plan Officers consider the proposal would not be at odds with the general pattern and character of development within the street.

The front porch, pitched roof over the garage and increase in wall height to 1.8 metres would not have a detrimental impact on the street scene or the character of the area.

Concern has been raised regarding the new vehicular access on the corner of the road. The Transport Development Management Officer has considered the location of proposed new access and is of the opinion that the new access is acceptable and would not be detrimental to the highway safety.

Officers are of the view that the application is acceptable and complies with the adopted Fareham Borough Core Strategy and the approved Extension Design Guide.

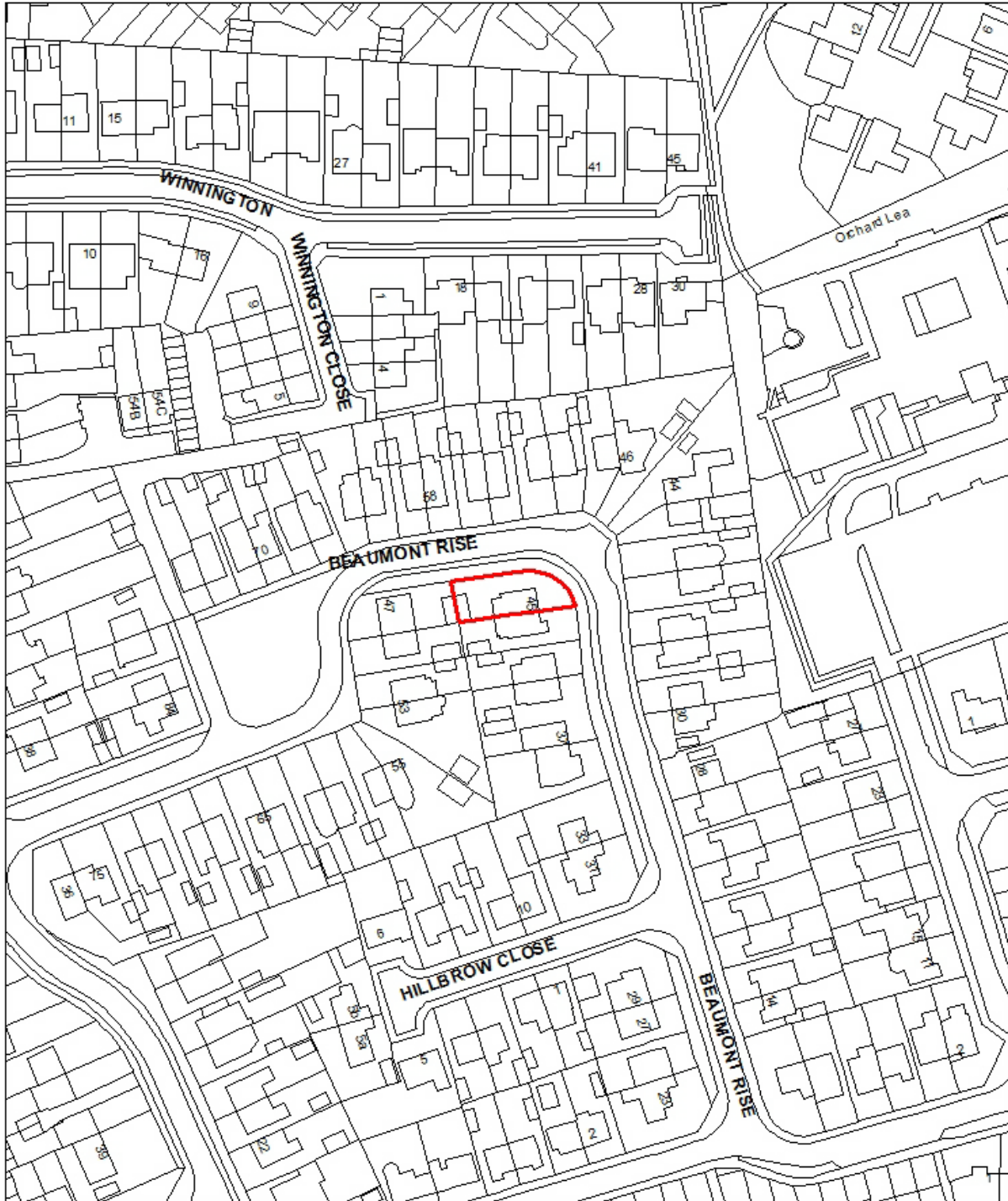
Recommendation

Subject to the receipt of amended plans showing a first floor window within the side elevation.

PERMISSION: Materials to match and vehicular access construction

FAREHAM

BOROUGH COUNCIL



45 Beaumont Rise
Scale 1:1250

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