

P/14/0328/FP

MR & MRS A WILLSSHER

WARSASH

AGENT: JENKINS
ARCHITECTURE LTD

PROPOSED SINGLE STOREY SIDE LOBBY, SINGLE STOREY AND TWO STOREY
REAR EXTENSION

45 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9HW

Report By

Emma Marks Extn.2677

Site Description

This application relates to a semi-detached dwelling on the north side of Warash Road to the north of the junction with Dibles Road.

The site is within the urban area.

Description of Proposal

Planning permission is sought for three different elements consisting of:-

Two storey rear extension measuring 3.8 metres in depth, 4 metres in width with an eaves height of 5.3 metres and a ridge height of 6.8 metres.

Single storey rear extension measuring 7.3 metres in depth, 6.1 metres in width with a maximum height of 3 metres.

Single storey side extension measuring 2.4 metres in depth, 1.6 metres in width with an eaves height of 2.2 metres and a ridge height of 3.6 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

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/00/1196/FP

**Erection of Single Storey Rear Extension; Conservatory and Front
Boundary Wall/Fence Combination.**

PERMISSION 21/11/2000

Representations

One letter of representation has been received objecting on the following grounds:-

i) Loss of daylight to conservatory due to the side wall of the single storey rear extension

Consultations

Director of Planning & Development(Highways) :- No objection subject to three car parking spaces being provided on site.

Planning Considerations - Key Issues

This application relates to a semi-detached dwelling on the north side of Warsash Road. The application has been submitted for three different forms of development consisting of a proposed single storey rear extension, two storey rear extension and single storey side extension.

The adjoining neighbouring property has raised concern that the single storey rear extension would impact on the daylight available to their conservatory. This neighbour has a rear conservatory which currently extends further than the applicants property, with windows in the side elevation on the party boundary and a polycarbonate roof. These side windows are currently partially screened by boundary screening/planting. The proposed single storey rear extension would extend slightly further than the neighbours conservatory and would be slightly higher than the conservatory due to its design. The extension is designed with a flat roof with parapet and rooflight lanterns. The neighbours conservatory, facing north, has the benefit of windows in two other elevations. Officers have considered the matter carefully and are of the opinion that in light of the design and orientation of the neighbour's conservatory and the existing boundary treatment, the proposed rear extension would not materially reduce the level of daylight available to such an extent that the application should be refused.

The application has also been submitted for erection of a two storey rear extension. The neighbour to the east has a three storey extension close to the boundary and has no side facing windows which would be affected by this development. The two storey extension is set 2.2 metres off the western boundary with the adjoining neighbour and therefore would not have a detrimental impact on that neighbours light or outlook from the rear of their property.

The single storey side extension is modest in size and would be in keeping with the character of the dwelling and street scene.

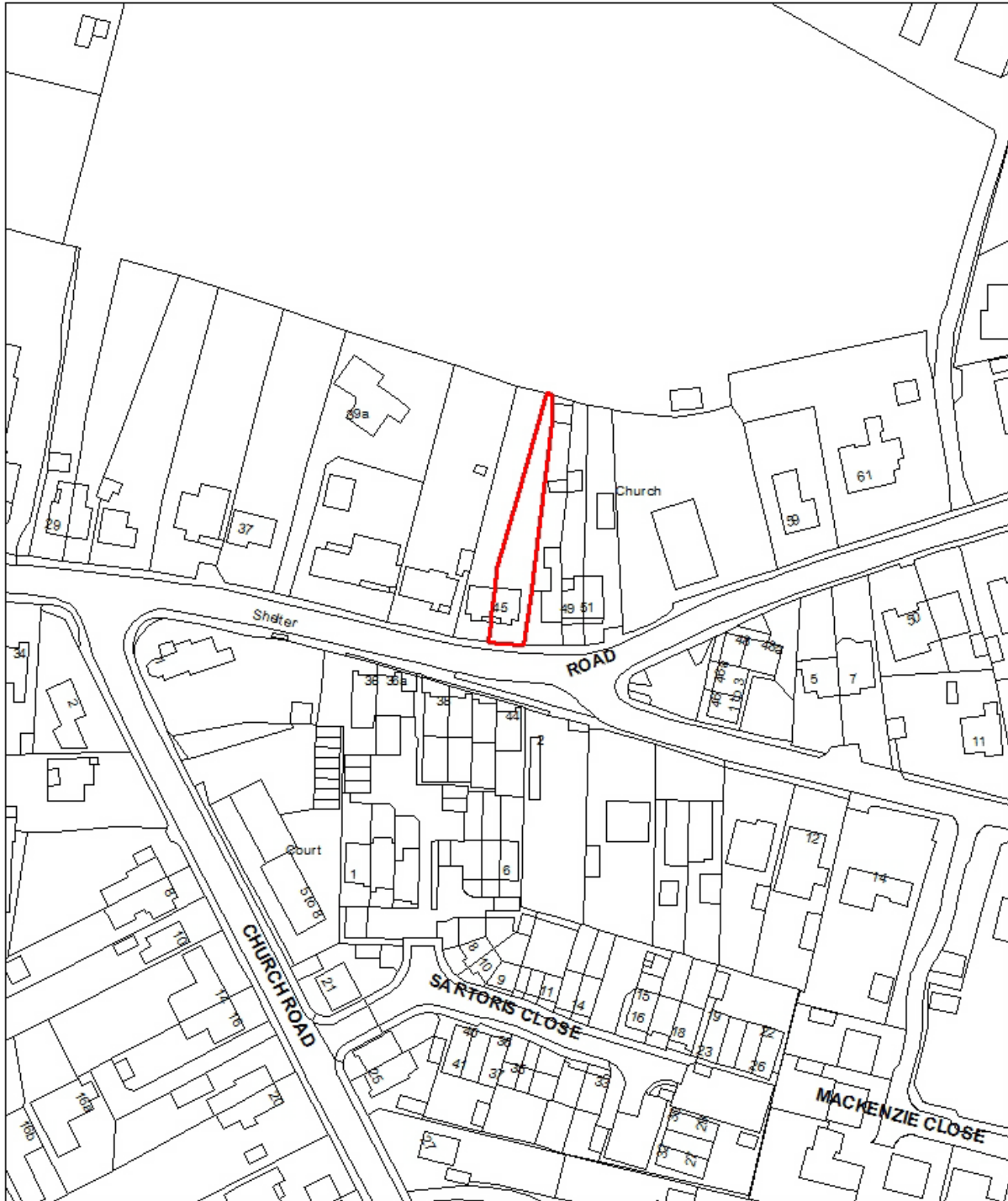
Officers are of the view that the application is acceptable and complies with the Adopted Fareham Borough Core Strategy and Local Plan Part 2.

Recommendation

Permission - Materials to match and three car parking spaces shall be provided and retained on site.

FAREHAM

BOROUGH COUNCIL



45 Warsash Road
Scale 1:1250

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