

P/14/0150/FP

FAREHAM NORTH

MR AARON SCOTT

AGENT: MR AARON SCOTT

RAISED PATIO AREA AT REAR OF HOUSE WITH PRIVACY SCREEN AT EACH SIDE
(PART RETROSPECTIVE)

53 SOMERVELL DRIVE FAREHAM HAMPSHIRE PO16 7QN

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a detached two storey dwelling located on the southern side of Somervell Drive, just opposite the junction with Morshead Crescent.

The boundary treatment on the western side consists of a high and dense hedge, with some timber panels just at the rear of the garden. The eastern boundary consists of timber panel fencing. The garden level slopes rearwards.

The property benefits from a two storey side and single storey front and rear extension built under approval granted in 2012. A raised patio area has also been partially constructed to provide access from the extension to the garden and a sitting area.

Description of Proposal

Planning permission is sought to retain the raised decking and to erect privacy screens at each side of the decking. The privacy screens would be 1.8m high.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/12/0801/FP

**TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY
EXTENSION TO FRONT AND REAR**

APPROVE

22/11/2012

Representations

One letter of objection has been received from no. 51 Somervell Drive raising the following concerns:

- a) inconsistencies between plans and application form,
- b) plans do not show the slope of the land,
- c) no screening proposed to prevent overlooking of the dining room window on side

elevation,

d) the height of the fence and privacy screens will result in a dangerous design which is also visually unacceptable, overbearing and will cause overshadowing whilst not providing adequate privacy.

Planning Considerations - Key Issues

When assessing proposals of this nature the main consideration includes the privacy of adjacent neighbours. In this case, the privacy of the neighbours located to the west is prevented by the existence of a high hedge located on the common boundary. Notwithstanding the hedgerow, a privacy screen is proposed to be erected on this boundary. Therefore, this part of the proposed development is considered to be acceptable. These adjoining neighbours did not raise objections.

As to the other side, the boundary currently consists of timber panels fixed to the ground and extending above the existing decking by approximately 1.2 metres. However, it is proposed to fix a privacy screen of 1.8m high to the decking. A screen of this height is a measure normally required to prevent overlooking when considering proposals of this nature. Officers are satisfied that there will be no opportunity for direct overlooking once the screen is erected.

Furthermore, the applicant agreed to extend the privacy screen from the side boundary to the corner of the house to prevent direct views into the dining room window inserted into the side elevation of no. 51 Somervell Drive. This can be secured by a planning condition.

Concerns have been raised over the overbearing impact of the combined height of the decking and privacy screen as well as overshadowing and unacceptable visual impact whilst not providing adequate screening. As mentioned above, it is not unusual to require privacy screens of 1.8 metres in height in order to secure privacy and make a proposal acceptable. Officers are also satisfied that the privacy screen would not cause harmful overshadowing of the adjacent property which, together with its patio and garden sitting area, is set away from the common boundary. Finally, Officers do not consider timber panel fencing reaching 3 metres in height would materially harm the visual amenities to an extent justifying refusal of this application.

Whilst the submitted plans show a 2 metre high privacy screen, 1.8m high screening is considered to be sufficient to prevent overlooking.

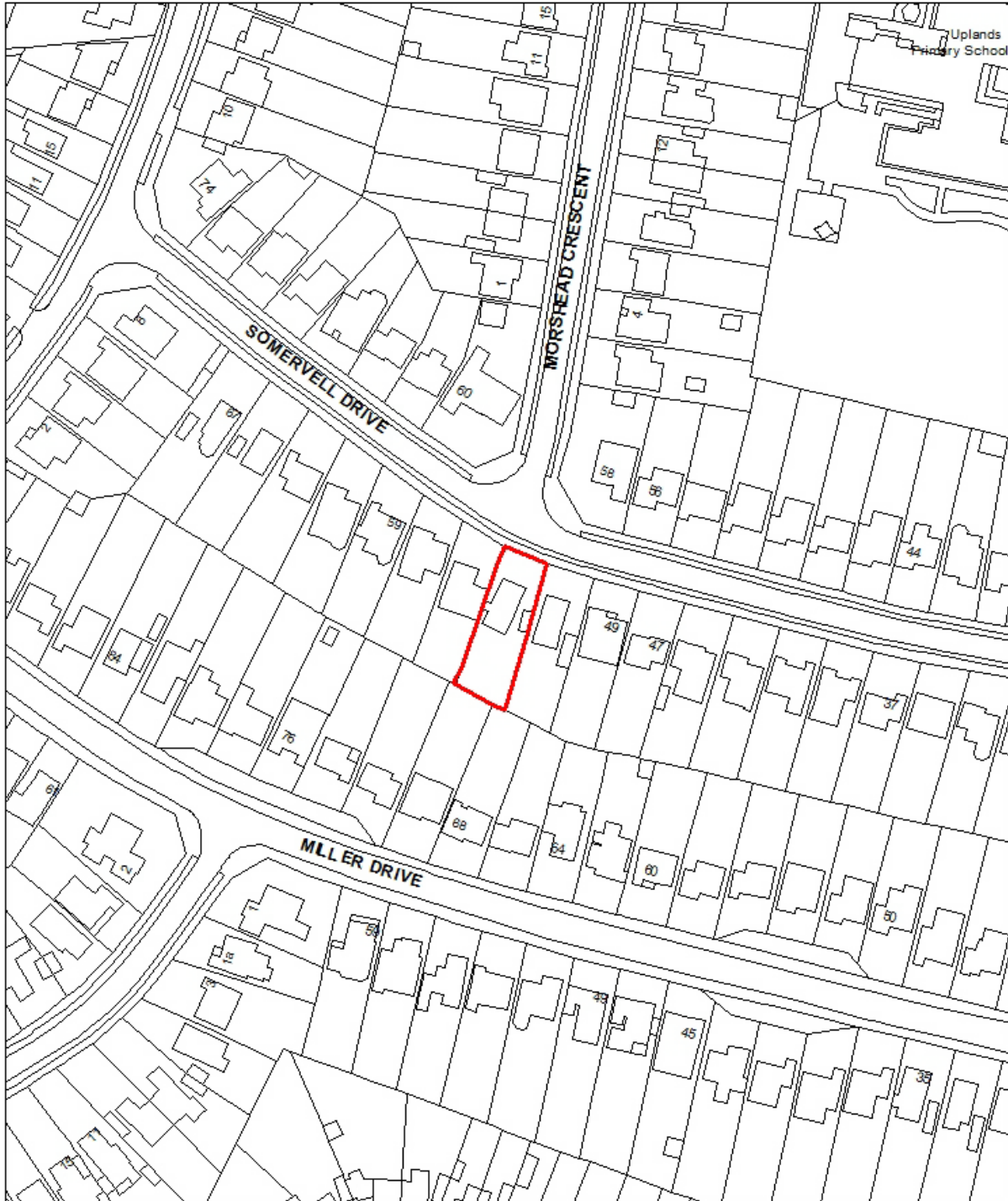
For the reasons given above, Officers are satisfied that this development, subject to appropriate conditions, is acceptable in planning terms and therefore planning permission is recommended.

Recommendation

APPROVE: in accordance with approved plans, privacy screens to be erected within six weeks, privacy screen on the southern boundary to extend to the southern corner of the dwelling.

FAREHAM

BOROUGH COUNCIL



53 Somervell Drive
Scale 1:1250

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