

**P/14/0232/FP**

MR & MRS M BHALOO

**FAREHAM WEST**

AGENT: HOLMAN READING  
PARTNERSHIP LLP

PROPOSED TWO STOREY REAR EXTENSION

14 CHALFORD GRANGE FAREHAM HANTS PO15 5QN

***Report By***

Emma Marks Extn.2677

***Site Description***

This site is situated within the urban area on the south side of Chalford Grange which is to the north of The Avenue.

The site consists of a new dwelling which was constructed in May 2013.

***Description of Proposal***

Planning permission is sought for the erection of a two storey rear extension which measures 2.4 metres in depth, 4.3 metres in width with an eaves height of 5 metres and a ridge height of 8 metres.

***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

***Representations***

Three letters of representation have been received objecting on the following grounds:-

- Overlooking
- Overbearing
- Loss of privacy
- Forbid any roof lights
- Loss of outlook
- Not in keeping
- Effect on wildlife
- The extension would be intrusive
- Devaluation of neighbour property

***Planning Considerations - Key Issues***

This application relates to a detached dwelling on the south side of Chalford Grange within a new housing estate completed in May 2013. The application has been submitted for the erection of a two storey rear extension to be added to the property.

Concerns have been raised by neighbouring properties that the extension would result in overlooking and loss of privacy. The extension has only two windows at first floor level which serve a bathroom within the south elevation and a bedroom window in the west elevation. The bathroom window within the south elevation does not meet the 11 metre deep distance normally sought in order to prevent overlooking of neighbouring property and gardens. In light of this it is recommended that a condition is imposed ensuring this window is fixed shut up to 1.7 metres and obscure glazed. The window within the western elevation looks directly onto the side garden and road beyond, therefore raising no overlooking issues.

The representations received have stated that the development would be overbearing, impact on outlook and would not be in keeping. The estate consists of various different house types and designs. The extension proposed is modest in size. Officers are of the opinion that the extension would not be overbearing and due to the distances between the application property and neighbouring houses there would not be a material impact on outlook from neighbouring properties.

The issue of devaluation has been raised however this is not a material planning consideration and cannot be taken into account whilst determining this application.

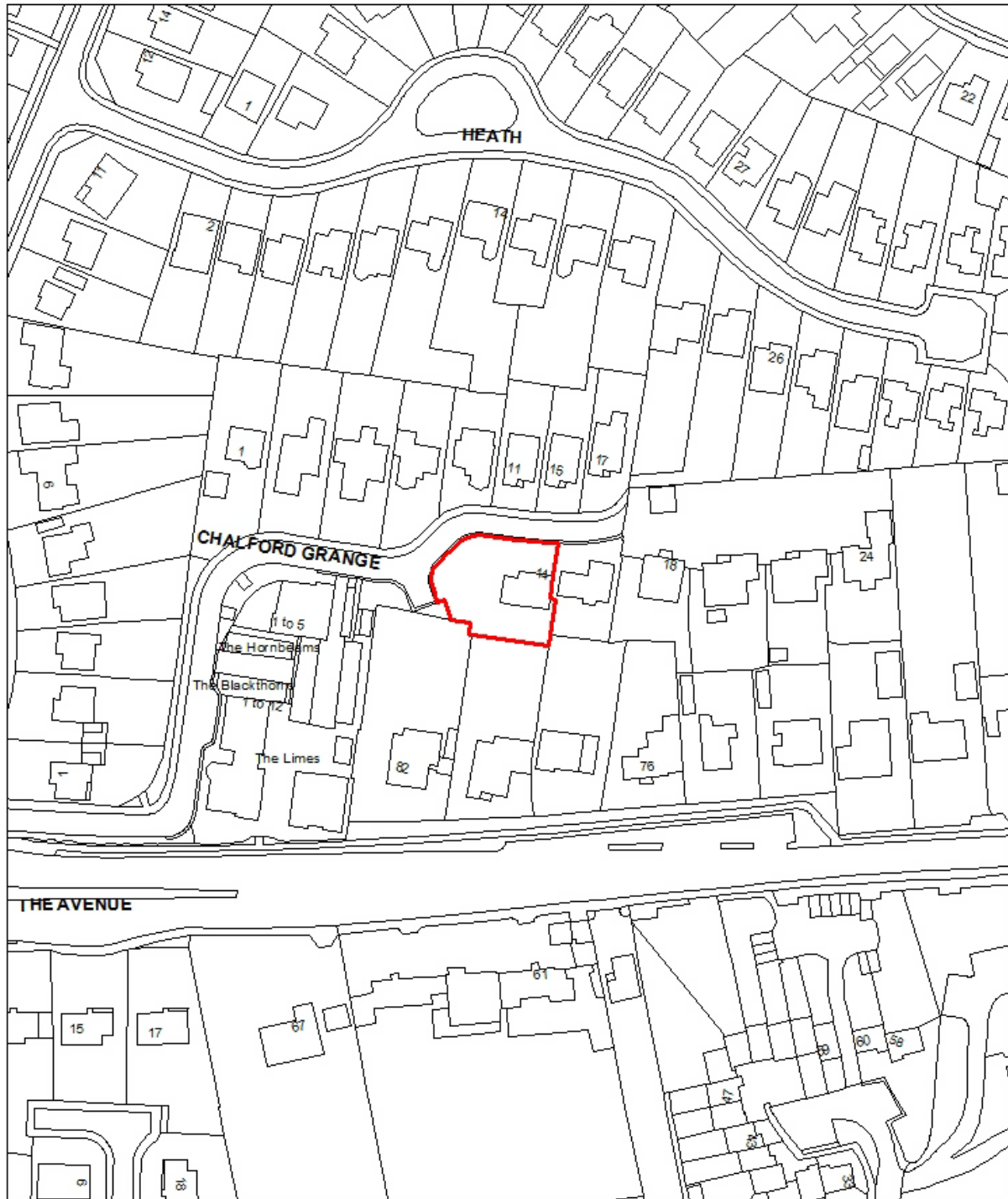
Officers are of the view that the extension would not be detrimental to the neighbouring properties or the character of the area and complies with the Adopted Fareham Borough Core Strategy and the Local Plan Part 2.

***Recommendation***

Permission - Materials to match and first floor window within south elevation to be obscure glaze and fixed shut up to 1.7 metres from the internal floor level; no further windows above ground floor within southern elevation

# FAREHAM

## BOROUGH COUNCIL



14 Chalford Grange  
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014

