

**P/14/0249/FP**

**FAREHAM EAST**

MR & MRS M TAYLOR

AGENT: ARCHITECTRESS

PROPOSED SINGLE STOREY FRONT EXTENSION TO REPLACE EXISTING PORCH AND SINGLE STOREY REAR EXTENSION REPLACING EXISTING CONSERVATORY.

40 SOUTHAMPTON ROAD FAREHAM PO16 7DY

***Report By***

Arleta Miszewska ext. 4666

***Site Description***

This application relates to a two storey detached dwelling located on the southern side of Southampton Road in Fareham East, Fareham.

***Description of Proposal***

Planning permission is sought for:

- i) single storey front extension,
- ii) single storey rear extension replacing existing conservatory
- iii) raising of boundary brick wall to 2.8m.

The proposed rear extension would extend beyond the rear wall by 4.3m, it would have a pitch roof of 4.5m height and 2.2m eaves height. The extension would facilitate kitchen and dining.

***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***

No relevant planning history.

***Representations***

One letter of objection has been received from 42 Southampton Road raising the following concerns:

- i) inaccuracies between plans and planning statement,
- ii) loss of light from proposed brick wall.

***Planning Considerations - Key Issues***

When assessing a proposal of this nature the main consideration includes impact upon residential amenities and appearance of the surrounding area.

The proposed extensions at the front and rear do not raise concerns over impact on the area due to their responsive design. Similarly, the scale and position of the extensions in

relation to the common boundary and the adjacent neighbouring properties would not cause impact on the residential amenities currently enjoyed by these neighbours, in terms of loss of privacy, light and outlook.

The height of the existing boundary wall ranges between 1.2m within the northernmost parts and 3.4m within the southernmost parts, adjoining the dwellinghouse. The proposal would result in the maximum height of the wall being decreased to 2.8m, however, the wall at this height would stretch over 4.3m rather than the current 2.3m. Concerns have been raised over loss of light caused by this additional height.

From the north-eastern orientation of the wall it is clear that it could only result in marginal overshadowing during morning hours. Moreover, the windows directly facing the wall serve a kitchen and utility room. As to the south-eastern window (rear elevation) which is in an immediate proximity to the boundary wall and serves a dining room, it directly faces the property's rear garden. Finally, Officers do not consider a 2.8m high wall to cause a demonstrable harm that would justify refusal of this proposal, therefore planning permission is recommended.

***Recommendation***

APPROVE: time, in accordance with approved plans, materials matching existing.

# FAREHAM

## BOROUGH COUNCIL



40 Southampton Road  
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

