

P/14/0405/FP

MR & MRS BATTERSBY

PARK GATE

AGENT: ROSENTHAL DESIGN
SERVICES LTD

PROPOSED FIRST FLOOR SIDE EXTENSION, REAR DORMER WINDOW AND THREE
ROOF LIGHTS IN THE FRONT ROOF SLOPE

54 BEACON WAY PARK GATE SOUTHAMPTON SO31 7GL

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a two storey semi-detached dwelling located on the southern side of Beacon Way, which is a residential street situated within urban area of Park Gate in Fareham.

The property benefits from a side attached single garage and a single storey rear extension behind the garage wrapping around the rear of the property with a modest decking area and a garden shed located within the corner of the rear garden. The side attached garage is linked to the neighbouring property, 56 Beacon Way.

The rear boundary of the property consists of a standard timber panel fencing.

There is a high hedge growing on the opposite side of Beacon Way.

Description of Proposal

Planning permission is sought for a first floor side extension above the existing side garage and side extension, three light roof windows to be installed within the front roof slope and a dormer window at rear. The proposal would result in additional accommodation within the roof space and would result in an increase in the bedroom numbers from three to four.

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

Relevant Planning History

None relevant.

Representations

One letter of objection has been received from 15 Station Road, which is situated to the rear of the application site. The concerns raised are as follows:

- i) loss of privacy in back garden,
- ii) loss of privacy in bedroom.

Consultations

Director of Planning and Development (Highways) - no objection.

Planning Considerations - Key Issues

The proposed extension, due to its design, size and location in relation to the adjacent neighbouring properties does not raise Officers' concerns over detrimental impacts on the residential amenities currently enjoyed by these neighbours.

Similarly, Officers are not concerned over the proposed design of the development which would not detract from the architectural patterns characteristic to the surrounding areas.

However, concerns have been raised over overlooking and loss of privacy in the garden and habitable rooms of 15 Station Road to the rear. In terms of privacy, when assessing such impacts of proposals on neighbouring properties Officers refer to the guidance contained within the Council's adopted Extension Design Guide. The Guide states that where two storey rear extensions are proposed, 11 metres from a window at first floor level to the garden boundary is considered to be the minimum privacy requirement. The Guide also states that 22 metres rear to rear property is required to achieve privacy.

The proposed new upper floors windows would be located approximately 13.5 metres away from the rear boundary and 30 metres away from the dwelling at the back at 15 Station Road.

These separation distances comply with the guidance set out in the Council's Extension Design Guide and therefore Officers are satisfied that this proposal would not compromise the privacy currently enjoyed within the dwelling and the rear garden at 15 Station Road.

Finally, although the proposal would increase the number of bedrooms from three to four, three cars can be parked satisfactorily on the property frontage and therefore the Council's Highway Officer was consulted and raises no objection.

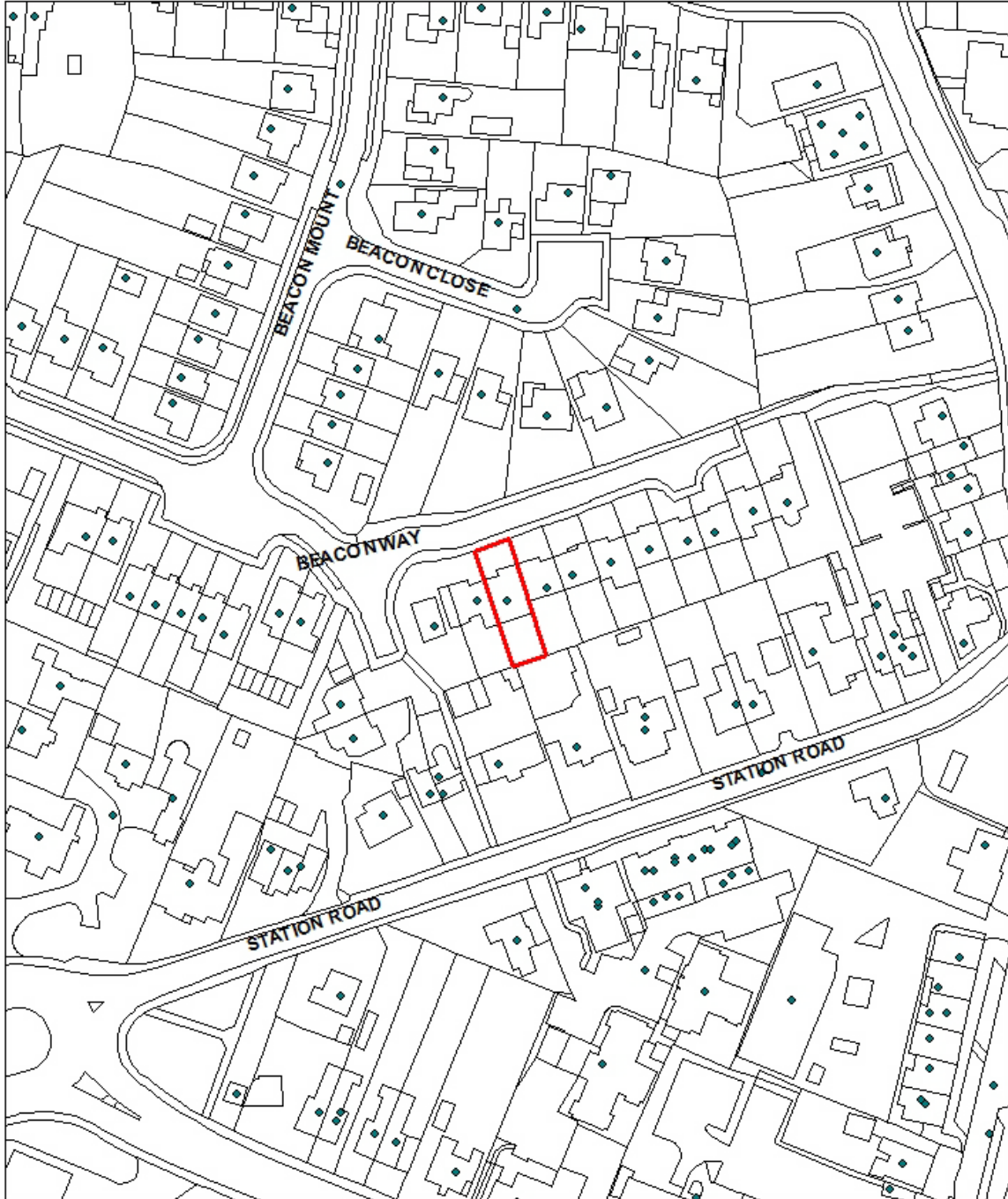
Subsequently, it is concluded that the proposed additions to 54 Beacon Way are in accordance with the local development plan for Fareham, as set out above, and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

Recommendation

PERMISSION: time, materials, in accordance with approved plans,

FAREHAM

BOROUGH COUNCIL



54 BEACON WAY
SCALE: 1:1,250

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