

P/14/0613/FP

MR & MRS P THOMPSON

WARSASH

AGENT: JENKINS
ARCHITECTURE LTD

SINGLE AND TWO STOREY REAR EXTENSION

6 GALLEON CLOSE WARSASH SOUTHAMPTON SO31 9BS

Report By

Richard Wright

Site Description

The application site comprises a detached house and its garden located in the urban area of Warsash. A two-storey extension to the eastern side of the house has previously been approved and constructed as has a rear conservatory partially wrapping around the western side of the dwelling.

Description of Proposal

The proposal involves the erection of an extension to enlarge the ground floor living space across the extended width of the house. The existing conservatory would be removed. A first floor extension would be constructed over two-thirds of the width of the ground floor extension and projecting out approximately 1.7 metres beyond the rear of the existing house.

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/07/0236/FP

ERECTION OF SIDE & REAR CONSERVATORY

PERMISSION 30/03/2007

P/00/0925/FP

Erection of Two Storey Extension (Alternative to P/98/1183/FP)

PERMISSION 11/09/2000

Representations

One objection has been received from the neighbours living adjacent at 7 Galleon Close who are concerned about the loss of light to their garden.

Planning Considerations - Key Issues

i) Design

The extension is designed to a high standard and is in keeping with the appearance of the

existing dwelling. The materials used would match the rest of the house.

ii) Effect on living conditions of neighbours

The dwelling immediately to the east of the application site is number 7 Galleon Close. Within the rear face of this property at ground floor level there is a window serving a utility room. The single storey element of the proposed extension would extend 3.845 metres beyond the rear wall of number 7. In the view of Officers the limited effect on the outlook from this utility room is acceptable.

The neighbours living at 7 Galleon Close have raised concerns over the loss of light to their north facing rear garden which they describe as small and already affected by the existing extension at no. 6 and the house at no. 8.

Officers have visited the neighbouring property to assess the present situation. Whilst acknowledging that sunlight into the rear garden is limited, Officers do not believe that the proposed extension would materially worsen this situation.

There would be two bedroom windows facing northwards in the first floor part of the extension. These windows would be 8.5 metres from the rear boundary with 174 & 176 Warsash Road, 1.7 metres closer than the single bedroom window there at present.

Both houses at 174 & 176 Warsash Road are far enough away to mean views into rooms within them would be so distant as not to be harmful in terms of privacy. Views into the rear garden of 174 Warsash Road would still not be possible due to the high trees/hedge planting along the party boundary. Similarly with regards the garden of 176 Warsash Road, the view from the new first floor extension would be little different to that already possible and would not provide any further overlooking.

Whilst the first floor windows would be less than 11 metres from the rear garden boundary (11 metres being the minimum distance this Authority normally seeks), Officers believe the relationship is acceptable in this particular instance for the preceding reasons. No objections have been received from the occupiers of those properties fronting Warsash Road.

Officers do not believe the extension would materially harm light to, outlook from or the privacy of neighbouring properties.

iii) Summary

In summary, the proposed extension would not harm the living conditions of neighbours either in terms of loss of light or outlook or through increased overlooking harmful to their privacy. The design of the extension is also acceptable.

The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

PERMISSION: time period for implementation; list of approved drawings.

Background Papers

P/14/0613/FP

FAREHAM

BOROUGH COUNCIL



6 Galleon Close
Scale 1:1,250



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