

P/14/0691/FP

MR A GEACH

TITCHFIELD

AGENT: PMG BUILDING DESIGN
& CONSULTANCY LTD

SINGLE STOREY SIDE EXTENSION (FOLLOWING DEMOLITION OF EXISTING
CONSERVATORY)

33 THE TIMBERS FAREHAM PO15 5NB

Report By

Arleta Miszewska ext. 4666

Site Description

The application site consists of a two storey detached dwelling located at the western end of The Timbers.

The property benefits from a side conservatory and two detached outbuildings located to the side, one serving as a family room.

Description of Proposal

Planning permission is sought for a single storey side extension to replace an existing conservatory and to join the main dwelling with the existing detached family room to the side of the property.

The extension would accommodate a bedroom and would be 400mm higher than the currently detached family room.

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:

<u>P/09/0863/FP</u>	ERECTION OF DETACHED DOUBLE GARAGE (ALTERNATIVE TO P/09/0406/FP)
	PERMISSION 10/11/2009
<u>P/09/0406/FP</u>	ERECTION OF DETACHED DOUBLE GARAGE AND SHED
	PERMISSION 19/06/2009
<u>P/08/0125/FP</u>	RETENTION OF BBQ WOODEN HUT AND GAZEBO
	PERMISSION 10/03/2008
<u>P/91/1096/FP</u>	ALTERATIONS TO FORM SELF- CONTAINED GRANNY ANNEXE

Representations

One letter of representation raising the following concerns has been received from no. 104 The Avenue:

- proposal is against neighbours' agreement;
- tree branches which overhang the common boundary should be cut back;
- no opening windows should face neighbour's property.

Planning Considerations - Key Issues

Impact on residential amenities:

The proposed development would be located to the side of the dwelling and sufficiently away from other neighbouring properties so as not to cause material harm, in terms of loss of light, outlook and privacy. The nearest property at no. 104 The Avenue benefits from a high hedge growing on its eastern boundary that would completely screen the proposed development.

The occupier of number 104 has requested that there are no opening windows facing their property. There would be one opening window on the ground floor within the proposed extension. The window would be over 13 metres away from the boundary. Officers consider that this window would not cause a loss of privacy due to the separation distance and the existence of the high hedge on the common boundary.

Concerns have also been raised by the neighbouring occupier about tree branches overhanging their boundary. The cutting back of overhanging branches is a matter separate from this planning application.

Design considerations:

Concerns have also been raised by this neighbour over the addition being located to the front of their dwelling, which is contrary to her agreement with the previous owners of the property. Officers do not consider that the location of the extension would harm the neighbour's outlook.

Whilst the proposal would be visible from The Avenue, it would not be prominent, being largely concealed by the currently detached family room, and therefore would have a limited impact on the character and appearance of the wider area. As to the immediate street scene, the property is located at the end of a cul-de-sac and the addition would not be prominent enough to alter the character and appearance of the street scene.

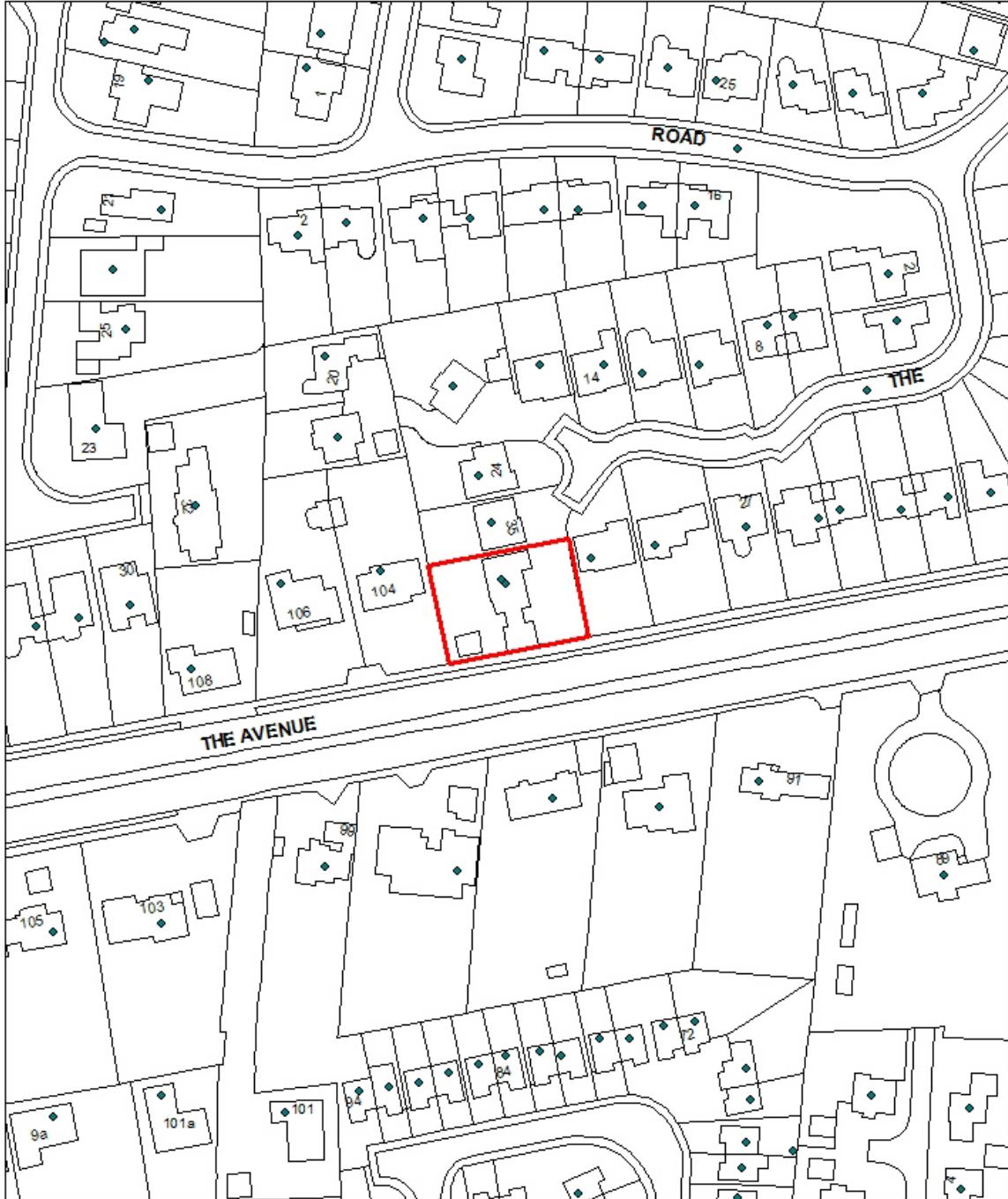
For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there is no other material consideration to justify refusal. Therefore, conditional permission is recommended.

PERMISSION

PERMISSION: Development to commence within three years, in accordance with approved plans, materials matching existing.

FAREHAM

BOROUGH COUNCIL



33 THE TIMBERS
SCALE: 1:1,250

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