

**P/14/0731/FP**

MR & MRS G EDMUNDS

**SARISBURY**

AGENT: JENKINS  
ARCHITECTURE LTD

RETENTION OF SINGLE STOREY REAR EXTENSION

14 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

***Report By***

Arleta Miszewska ext. 4666

***Site Description***

This application relates to a two storey terraced dwelling located on the southern side of Buchan Avenue, within the urban area of Whiteley.

***Description of Proposal***

Planning permission is sought to retain a single storey rear extension.

The extension is 3.9 metres deep and has a flat felt roof of a maximum height at 2.5 metres above the ground level with a glazed lantern on top. The extension serves as a dining area.

***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***

Two letters of representations have been received.

One representation from the owners of number 16 Buchan Avenue commenting that the extension provides more privacy than the previous conservatory and no objection is raised to the proposal.

The second representation from the owner of number 12 objecting to the way the felt has been attached to the outside wall.

***Planning Considerations - Key Issues***

Generally single storey rear extensions up to three metres in depth are acceptable. In this particular case the extension measures 3.9 metres in depth.

No objections have been received from neighbouring residents about the effect of the extension upon light and outlook. Notwithstanding this fact Officers have assessed any

impact on site.

With respect to number 16 Buchan Avenue, it has an integral garage on the boundary closest to the extension. As a result habitable rooms are set away from the extension. Furthermore the rear garden of 16 Buchan Avenue is relatively broad. As a result of these factors the extension would not dominate the outlook from that property nor appear overbearing in its garden.

Number 12 sits to the west of the extension. Immediately to the rear of number 12 there is a raised decking area which is used for outside seating. The rear garden backs onto a large wooded area.

The application site is separated from number 12 by a wooden fence. Whilst the extension is visible above the fence, the overall height of the extension is not excessive nor does it feel overbearing. There is some impact upon the outlook from the rear of number 12 but the impact is not considered so great as to warrant refusal of the proposal.

Objection has been raised by the owner of number 12 over the way the felt has been attached to the outside wall.

The inspections on this extension have been undertaken by this Authority's Building Control Surveyors. The planning case officer has discussed this particular aspect with the Surveyor who has undertaken the inspections. That Surveyor has confirmed that the work as currently executed complies with the Building Regulations.

In visual terms Officers do not consider that the way the felt has been attached to the wall is harmful when viewed from the rear gardens of adjoining properties.

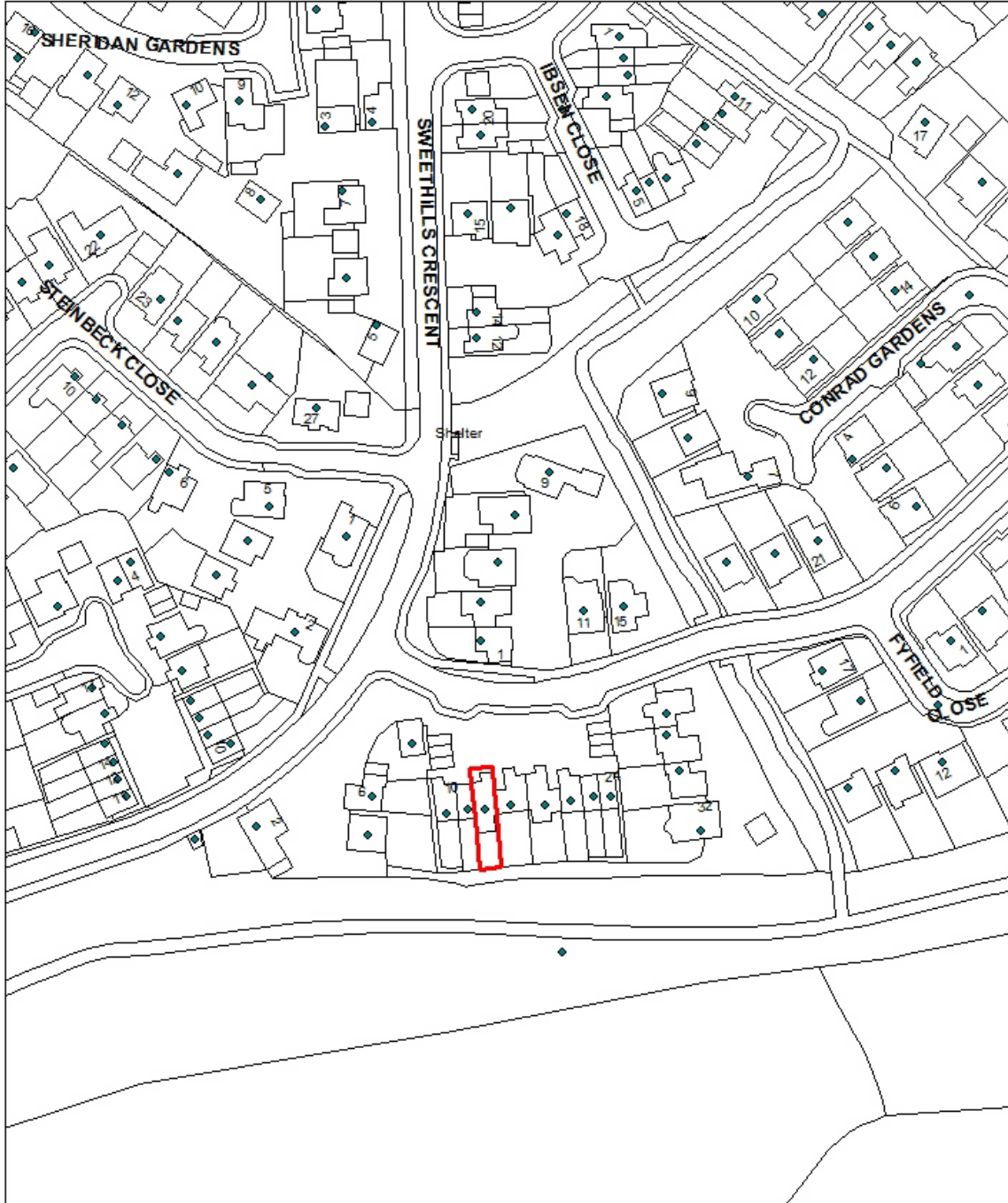
Notwithstanding the objections received Officers consider the proposal to be acceptable and that planning permission should be granted to retain this extension.

***Recommendation***

PERMISSION: In accordance with approved drawings

# FAREHAM

## BOROUGH COUNCIL



14 BUCHAN AVENUE  
SCALE: 1:1,250

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