

P/14/0891/FP

MR & MRS WATERER

TWO STOREY REAR EXTENSION

BROOK AVENUE - GREYSBROOK - WARSASH SO31 9HN

WARSASH

AGENT: ROSENTHAL DESIGN
SERVICES LTD

Report By

Jenna Turner x4363

Site Description

The application site comprises a detached, two-storey property located within the settlement boundary for the Western Wards, as defined by the adopted Development Plan. Brook Avenue is a mainly residential street which characterised by detached single and two-storey dwellings. The application property itself is immediately neighboured by residential properties. The appearance of properties within the street varies.

Description of Proposal

The application seeks planning permission for the construction of a two-storey extension to the rear of the site, following the demolition of an existing conservatory. The extension would project 3 metres from the original rear wall of the house. It would provide a larger kitchen-diner at ground floor and two larger bedrooms at first floor.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One letter of has been received from the neighbouring property at Fern Cottage. The following is a summary of the points raised:

- The sewer and drainage should be checked as there have been issues previously when alterations to properties have been undertaken.
- Any windows over-looking the neighbouring property should have obscure glass to protect the privacy of the neighbouring occupiers.

Planning Considerations - Key Issues

Since the property lies within the settlement boundary, the key considerations are; the impact of the extension on the character of the area and; the impact on the amenities of the occupiers of adjacent residential properties.

Impact on character of the area

Since the proposed extension would be located to the rear of the site, it would not be readily visible from public vantage points. As such, the proposal would have a limited impact on the character of the area. That said the proposed extension is generally sympathetic to the existing dwelling in terms of scale, massing and design and would leave sufficient garden to ensure that the plot would not appear over-developed.

Impact on neighbouring properties

The spacing between the property and its neighbours is sufficient to ensure that the extension would not have a harmful impact on residential amenity. Furthermore, the relatively modest rearward projection of the addition, combined with the hipped roof design also ensures that the relationship with the neighbouring properties is acceptable. Conditions will be imposed to ensure that the windows in the side elevations of the extension will be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level. This would ensure that no harmful overlooking would occur. Issues relating to drainage would be fully addressed at the Building Regulations stage.

PERMISSION

Subject to conditions: 1) Commencement of development in 3 years; 2) Materials to match; 3) Obscure glazing to side windows; 4) No other windows to side elevations and; 4) Development in accordance with plans.

Background Papers

P/14/0891/FP

FAREHAM

BOROUGH COUNCIL



GREYSBROOK -
BROOK AVENUE
SCALE: 1:1,250

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

