

**P/14/0863/FP**

**FAREHAM EAST**

MR ELLIOTT BAYER

AGENT: SFD LIMITED

TWO STOREY SIDE AND REAR EXTENSION

BRIDGEFOOT DRIVE - WOODCOTE LODGE - FAREHAM HAMPSHIRE PO16 0DB

***Report By***

Graham Pretty (Ext.2526)

***Amendments***

Amended Plans received 6 October 2014 reducing the eaves overhang of the proposed first floor extension.

***Site Description***

The application site comprises a large, modern detached dwelling accessed via a private drive serving four properties on the north side of Bridgefoot Drive. The dwelling is reasonably well secluded and at a lower level to the access drive which provides for ample car parking notwithstanding the existing side attached double garage. The rear garden slopes quite steeply to the east. There are a number of trees in the gardens of the adjoining properties although a line of evergreens in poor condition have been removed from the garden of the flat immediately to the south.

***Description of Proposal***

The development involves the construction of a first floor extension over the existing garage (which is to be converted into residential accommodation) and a single storey orangery to the rear with a cinema room under part, making use of the changing levels of the site.

***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

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/14/0185/FP**

**ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR  
EXTENSION**

WITHDRAWN      09/04/2014

***Representations***

1 letter has been received objecting for the following reasons:

- adverse impact upon the character of the area
- loss of seclusion and privacy
- adverse impact on outlook
- additional light pollution
- proximity of first floor extension to boundary
- lack of space to boundary to construct and maintain the proposed first floor extension without encroachment over boundary
- existing fence adjoining first floor extension does not represent the actual boundary

### **Consultations**

Director of Planning and Development (Arboriculture) - No objection

### **Planning Considerations - Key Issues**

The key issues are:

- Principle of Development
- Impact on the Character of the Area
- Impact on Neighbouring Properties.

#### Principle of development

The application site is located within the built up area of Fareham where the extension of existing dwellings is, as a matter of principle, acceptable subject to the development meeting the requirements the Policies of the Development Plan.

#### Impact on character of the area

Policy CS17 of the Fareham Borough Core Strategy requires that all new development should be sympathetic to the character of the surrounding area. Although the application site adjoins the Fareham High Street Conservation Area it is not part of it and the character of the area is established through the large detached dwellings, on good sized plots that are accessed from Bridgefoot Drive, to the north of East Street.

Although the application property has been extended in the past, it is well secluded such that, in particular, the first floor addition over the existing garage will not be prominent and although it will result in a wide front elevation, it is considered that this would still be proportionate to the site and would not be harmful to the character of the area. The proposed rear extension would be set behind the main building bulk and would not have any outward impact on the character of the area.

#### Impact on neighbouring properties

One letter has been received from the resident of 'Montana', 9, Bridgefoot Drive, immediately to the south of the applications site. The objections are set out above. The issue of the character of the area has been addressed above. On the matters of seclusion, privacy and outlook, there are a number of factors to consider. First the proposed development would extend along only a portion of the rear boundary of 'Montana'; approx. 4.5m of the side wall of the proposed first floor extension would run along this boundary. The extension would be located approx 21m from the rear elevation of 'Monatana' which is well in excess of the normally accepted rear elevation to flank two storey wall distance of 12.5m as set out in Appendix 6 to the Fareham Borough Local Plan Review. With regard to privacy, there are no windows proposed in the side elevation of the proposed first floor extension.

Other Matters -

## Light Pollution -

The objector has raised the issue that the proposed extension would add to light pollution (in particular to the objector's private space). Whilst there may be additional light, in the circumstances of this urban site and the separation distances referred to previously, it is not considered that this impact would be significantly harmful or overriding.

## Party boundary -

In view of the objector's concerns the applicant has removed the eaves overhang from the first floor side extension to remove any debate concerning encroachment of the development over the boundary. The matter of how the development would be carried out or maintained is not a material planning consideration.

## ***Recommendation***

PERMISSION:

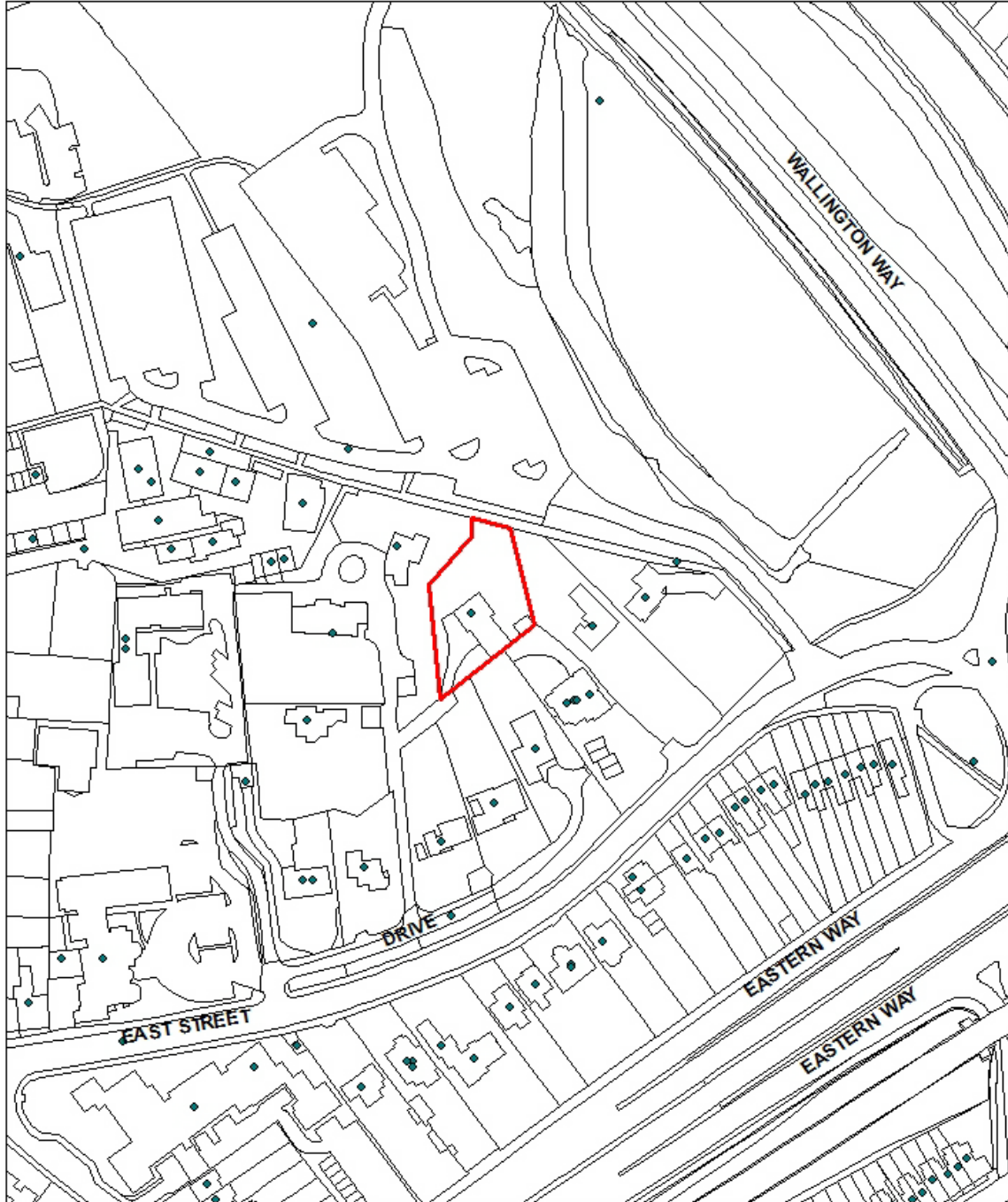
3 years time limit, development in accordance with approved plans, materials to match

## ***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



BRIDGEFOOT DRIVE  
WOODCOTE LODGE  
SCALE: 1:1,250

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