

P/14/0874/FP

FAREHAM EAST

ANGLIAN HOME
IMPROVEMENTS

AGENT: ANGLIAN HOME
IMPROVEMENTS

REAR CONSERVATORY TO REPLACE EXISTING CONSERVATORY

25 EARLS ROAD FAREHAM PO16 0RT

Report By

Brendan Flynn X 4665

Introduction

This application is before the Planning Committee in accordance with the Council's scheme of delegation.

Site Description

The application site comprises a semi-detached house set within a broadly rectangular plot on the north side of Earls Road. The dwelling has an existing rear conservatory extending half way across the rear elevation on the western side of the property.

The back garden is heavily screened by mature shrubs and trees. The area is characterised by two storey semi detached and terrace properties. Many of the properties have been modified with rear extensions and loft conversions being commonplace.

Description of Proposal

Following the demolition of the existing conservatory, the application proposes to construct a conservatory across the full width of the property with parapet walls measuring 4.2 metres deep, 6.225 metres wide and 2.845 metres high.

Policies

The following policies apply to this application:
National Planning Policy Framework (NPPF)
Planning Practice Guidance

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

Planning Considerations - Key Issues

The key issues in the determination of the application are:

- The principle of development
- Impact on the character of the area
- Residential Amenity

THE PRINCIPLE OF DEVELOPMENT:

The application site is located within the defined settlement boundary as delineated on the inset map of the Borough Local Plan Review. The principle of development is therefore acceptable subject to other relevant matters being duly considered.

IMPACT UPON THE CHARACTER OF THE AREA:

As described previously the area is characterised by semi detached/terrace properties. Many of the properties have been modified with rear extensions and loft conversions being commonplace. The proposal will infill the space at the rear of the property at ground floor level and will extend the full width of the house. The proposal is acceptable without demonstrable harm to the character of the area.

NEIGHBOURING AMENITY:

Both neighbouring properties have also been extended to the rear, No 23 does have two ground floor widows adjacent to the proposed development, however these serve a small laundry/utility room and are not part of the habitable accommodation. Having regard to this, as well as the impact of the existing conservatory, means that the proposal would not have a significant impact on residential amenity.

CONCLUSION

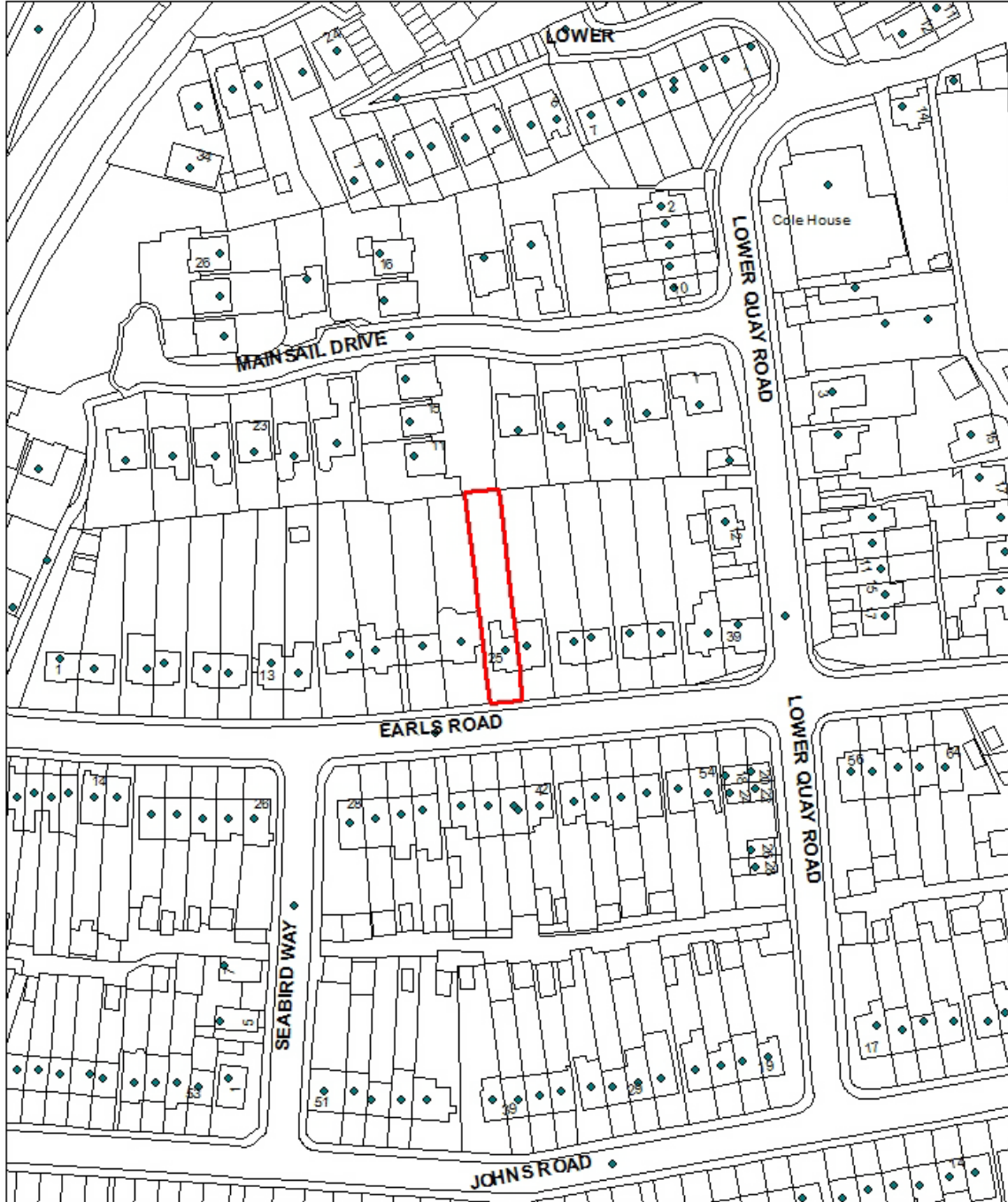
The proposal is acceptable for permission without demonstrable harm to the character of the area or the amenity of neighbouring properties.

Recommendation

Permission Subject to conditions: Development to commence 3 years, built in accordance with approved plan, materials to match.

FAREHAM

BOROUGH COUNCIL



25 EARLS ROAD
SCALE: 1:1,250

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