

P/14/0876/FP

MR & MRS WESTON-MOMMSEN

STUBBINGTON

AGENT: ROSENTHAL DESIGN
SERVICES LTD

SINGLE STOREY REAR EXTENSION

41 TITCHFIELD ROAD STUBBINGTON PO14 2JH

Report By

Brendan Flynn X 4665

Site Description

The application site comprises a semi-detached bungalow set within a broadly rectangular plot on the West side of Titchfield Road. The dwelling has an existing rear conservatory extending half way across the rear elevation on the northern side of the property.

The back garden is heavily screened by mature shrubs and trees. The area is a mix of housing types. Many of the properties have been modified with rear extensions and loft conversions being commonplace.

Description of Proposal

The applicant proposes to construct a single storey rear extension. At its deepest point the extension would measure 6.3 metres in depth.

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

Representations

One letter of objection: 17 Rectory Close;

In the planning application it states that no trees will be removed to achieve this extension. A Large Willow tree has already been removed in very recent months, we understood from the previous owners that the Willow tree was protected with a TPO. We are concerned that this large extension will increase the noise nuisance by providing a dwelling towards our boundary which will minimise the gap in dwellings and is equivalent to infill which we

understood Fareham Borough Council no longer supports. We have already suffered from an infill build towards our rear boundary which has had a detrimental impact on our home through significant noise nuisance.

Consultations

Director of Planning & Development (Arborist): No objection

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
- Trees

THE PRINCIPLE OF DEVELOPMENT:

The application site is located within the urban area as shown on the proposals map of the Borough Local Plan Review. The principle of development is therefore acceptable.

IMPACT UPON THE CHARACTER OF THE AREA:

As described previously the area is a mix of housing types. 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 for the majority of width of the house ending approximately 1 metre from the boundary with No.39 Titchfield Road. The proposal is acceptable and would not materially harm the character of the area.

NEIGHBOURING AMENITY:

No.39 Titchfield Road has an obscured glazed ground floor window adjacent to the proposed development on the original rear elevation. This window serves a bathroom with no outlook onto the rear garden.

Furthermore No.39 has an existing rear extension set in approximately 1 metre from the boundary with the application site. Along the boundary is a 1.8 metre high timber fence. This means that the proposal would not have a significant impact on residential amenity in terms of length and overbearing impact with the proposed extension depth of 6.3 metres being mitigated to a degree by the neighbouring extension. As a result the extension will project only 2.4 metres beyond that at No.39. The extension proposed is also set away from the common boundary and is single storey in scale.

The degree of separation between the proposed extension and 17 Rectory Close is over forty metres building to building, and over 30 metres from the boundary such that the proposal is not considered to give rise to material harm to the amenity of this property.

TREES:

The letter of objection refers to a willow tree that was subject of a tree preservation order. It has been confirmed by the Council's Arboricultural Officer that the recently removed willow tree was not protected by a TPO.

CONCLUSION:

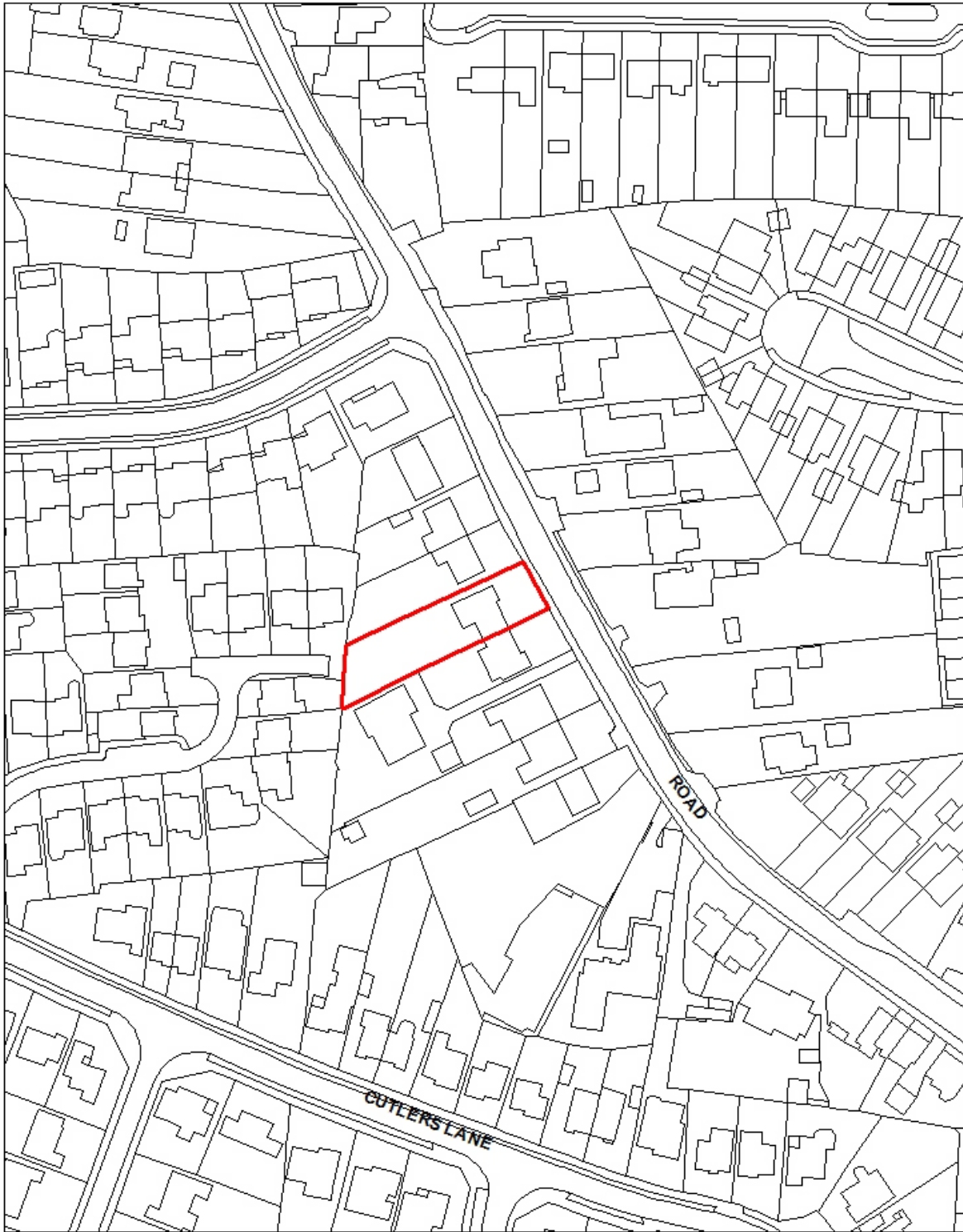
The proposal would not materially harm the character of the area or the amenity of neighbouring properties.

Recommendation

PERMISSION: Development to commence within three years,built in accordance with approved plan,materials to match.

FAREHAM

BOROUGH COUNCIL



41 Titchfield Road
Scale 1:1,250



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