

**P/14/0999/FP**

**HILL HEAD**

MR & MRS D & K WILLS AND  
HYDE

AGENT: A. J. GLADMAN

SINGLE STOREY REAR EXTENSION

41 OSBORNE VIEW ROAD FAREHAM HAMPSHIRE PO14 3JW

***Report By***

Graham Pretty (Extension 2526)

***Site Description***

The application site is one of a pair of semi-detached two-storey dwellings on the northwest side of Osborne View Road. The property has a rear conservatory paired with a similar conservatory on the adjoining property (No.39) with an intervening parapet style wall. There are trees subject to a preservation order along the northwest and northeast boundaries.

***Description of Proposal***

The development proposal is to remove the existing conservatory and to replace this with a single storey extension approx. 1.6 metre deeper than the existing. The plans also show the conversion of the roofspace of the main dwelling with rooflights to the rear and the alteration of fenestration on the side elevation. These matters are considered to be permitted development and do not require planning permission.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP4 - Impact on Living Conditions

***Relevant Planning History***

The following planning history is relevant:

**P/92/1037/TO      REDUCTION IN SIZE BY 25% OF OAK TREES COVERED BY  
FTPO173**

CONSENT                      22/10/1992

**P/94/1221/TO      TO PRUNE OAK TREES COVERED BY FTPO173**

CONSENT                      15/12/1994

***Representations***

Two letters have been received raising the following issues:

- Concern over drainage in relation to TPO tree and that development should not exacerbate existing drainage problems
- Concern that proposed new side stairwell window will cause overlooking

***Consultations***

Director of Planning and Development (Arborist) - No objection subject to condition and informative.

***Planning Considerations - Key Issues***

The key issues in this case are:

- Impact upon neighbouring properties
- Impact on trees protected by a preservation order/ drainage

Impact upon neighbouring properties -

The proposed extension would project only 1.6 metres beyond the rear elevation of the existing conservatory on the adjoining property of the pair. There would be no harm to the outlook or amenities enjoyed by the residents of that property.

Concern has been raised by the residents of No.43 to the northeast about the impact of the proposed side stairwell window to serve the proposed roofspace conversion. Neither the conversion of the roofspace nor the new side window require the benefit of planning permission, however it is a condition of Householder Permitted Development rights allowing the alteration of a dwelling that any upper floor windows located in a side wall or roofslope shall be obscure glazed and non-opening to a height of 1.7 metres above internal floor level. It is recommended that if permission is granted, a note to the applicants be appended to remind them of this conditional requirement.

Impact on trees protected by a preservation order/ drainage-

The Director of Planning and Development (Arborist) has confirmed that there is no objection to the proposed development but advised that a condition is imposed requiring the submission of details of the soak away drainage as proposed on the submitted plans and an informative concerning tree protection.

***Recommendation***

PERMISSION:

Development to commence within 3 years; development in accordance with plans; matching materials; details of soak away drainage.

***Notes for Information***

Advice regarding the need to obscure glaze the proposed side stairwell window in accordance with the requirements of the General Permitted Development Order; tree protection.

***Background Papers***

P/14/0999/FP

# FAREHAM

BOROUGH COUNCIL



41 Osborne View Road  
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