

**P/14/1021/FP**

MR AARON BROWN

**WARSASH**

AGENT: DAVID NEWELL  
CONSULTANCY LTD

TWO STOREY SIDE EXTENSION, NEW ROOF AND DORMER WINDOWS OVER EXISTING SINGLE STOREY STRUCTURE, REPLACEMENT GARAGE/CARPORT AND ELEVATION IMPROVEMENTS

185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE

***Report By***

Emma Marks - Direct dial 01329 824756

***Site Description***

This application relates to a property situated on the north side of Warsash Road on its western corner with Highfields. The current property is a detached three bedroomed bungalow with vehicular access off Warsash Road.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for various alterations to the bungalow to create a four bedroom, two storey dwelling house.

The alterations include:

A two storey side extension; a new roof which is 1.6 metres higher than the existing; dormer windows to the front and rear elevations; detached garage/car port to the front of the property and; changes to the external materials of the dwelling from brickwork to cladding and render.

Members will note that the following report on this agenda (P/14/1022/FP refers) relates to the erection of a dwelling within part of the rear garden 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/14/1022/FP**

**ERECT A THREE BEDROOM DETACHED DWELLING WITH**

## **CARPORT AND PARKING**

### ***Representations***

Six letters of representation have been received objecting to the proposal on the following grounds:-

- Objection to driveway being relocated onto Highfields due to cars being parked from properties on Warsash Road;
- Objection to removal of existing 6ft high wall at the entrance to Highfields which at present matches the wall on the opposite side of the road;
- The proposed new access would lead to a potentially hazardous situation for any cars turning into Highfields;
- The application should be considered in conjunction with the application for the new property within the rear garden and would result in over-development of the area;
- Lack of privacy, light pollution and noise that such a development would cause to this peaceful road;
- Overlooking from side windows;
- Visual impact and character of the neighbourhood;
- Exterior treatment not in keeping with the surrounding area;
- Impact on local ecology.

### ***Consultations***

Director of Planning & Development (Highways) - No Highway objection subject to conditions

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

The application site is located on the northern side of Warsash Road and on the western corner of Highfields. The dwelling is currently a detached three bed single storey bungalow and this proposal is for extensions and alterations to form a two storey four bed dwelling.

Officers have considered both this application and the application for a new dwelling following on this agenda (P/14/1022/FP refers); the combined mass of development would not result in over development of the site or impact on the character of the area.

Warsash Road consists of a mixture of different house types constructed with a variety of external materials. It is considered that the design, scale and the external materials proposed would not have an adverse impact on the street scene or the character of the area.

Concern has been raised that the new vehicle entrance onto Highfields would compromise highway safety. This part of the proposal does not require planning permission as Highfields is not a classified road; however officers are of the view that the relocated access is acceptable in highway safety terms. There is sufficient car parking to serve the enlarged dwelling.

The issue raised regarding overlooking has been taken into account and the windows proposed within the side elevation of the dwelling will be conditioned in order to ensure they are obscure glazed and fixed shut up to 1.7 metres from the internal floor level. The windows within the rear elevation would not look onto any private amenity areas or create loss of privacy.

There are no designated areas of ecological importance immediately adjacent to the site or features on the site that would suggest any specific ecology measures need to be taken, in this instance.

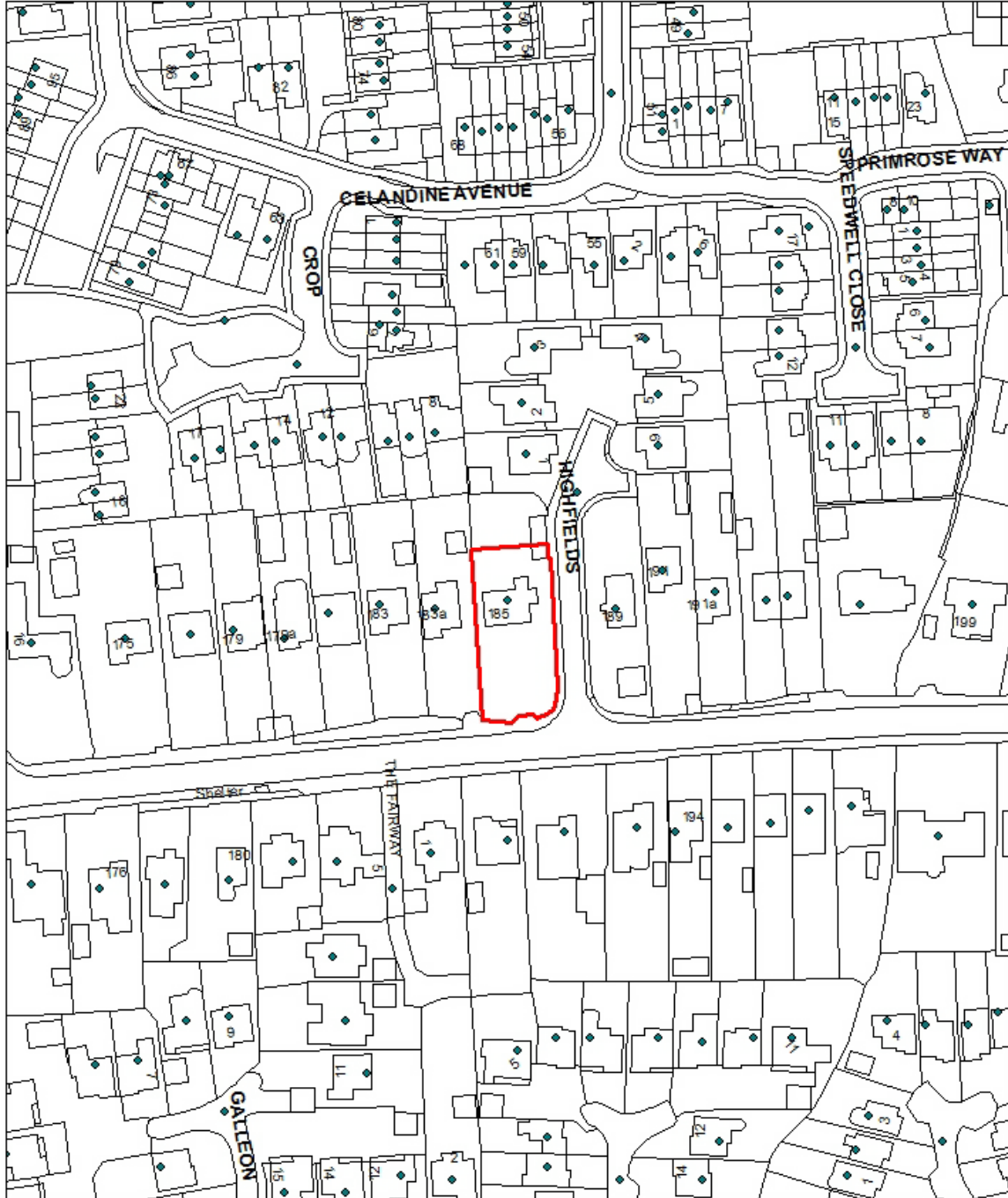
Officers have carefully assessed the proposal from public view points and neighbouring properties. Officers consider the proposal is acceptable and complies with the adopted Core Strategy and emerging Local Plan Part 2: Development Sites and Policies.

***Recommendation***

PERMISSION subject to conditions: Development to commence within three years; in accordance with approved drawing: first floor windows within the east elevation shall be obscure glazed and be fixed shut up to 1.7 from the internal floor level, Vehicular access construction, Car parking within curtilage of dwelling, Bin/cycle storage, Provision for construction vehicles and materials and stopping up of existing access.

# FAREHAM

## BOROUGH COUNCIL



185 WARSASH ROAD  
SCALE: 1:1,250

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