

**P/14/1046/FP**

MR S EARL

TWO STOREY/FIRST FLOOR SIDE EXTENSION

59 MILLER DRIVE FAREHAM HAMPSHIRE PO16 7LY

**FAREHAM NORTH**

AGENT: MT PLANNING

***Report By***

Emma Marks - Direct dial 01329 824756

***Site Description***

This application relates to a detached two-storey dwelling situated on the southern side of Miller Drive and to the east of Bentley Crescent.

The property is within the urban area.

***Description of Proposal***

Planning permission is sought for the erection of a two storey side extension which measures 7.7 metres in depth, 2.7 metres in width with an eaves height of 4.8 metres and a ridge height of 7.1 metres.

***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/10/0757/FP**

**DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE AND REAR EXTENSION AND REAR CONSERVATORY**

PERMISSION 14/10/2010

**P/09/0832/FP**

**ERECTION OF TWO STOREY REAR EXTENSION, FRONT EXTENSION TO GARAGE AND FIRST FLOOR SIDE EXTENSION**

PERMISSION 02/12/2009

**P/00/1185/FP**

**Erection of Porch, New Pitched Roof to Garage and New Bay Window with Pitched Roof Over**

PERMISSION 07/11/2000

***Representations***

One letter has been received from the immediate neighbour to the west objecting on the following grounds:

- Loss of light
- Impact on outlook
- Overlooking/ loss of privacy

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

Planning permission was granted in October 2010 for a two storey side/rear extension and rear conservatory. The principle difference between the previously approved application and this current proposal is that the side extension extends a further 1.6 metres forward, toward the front of the property.

The property to the west (1 Bentley Crescent) has their rear aspect windows facing the side of the application site. The proposed side/rear extension would run 7.8 metres along the neighbour's rear boundary which has an overall length of 19 metres. Concern has been raised that the extension would create a detrimental impact on outlook to the neighbour's property. The neighbours currently look onto the two storey side wall of the applicants dwelling. The proposal would bring this wall closer to the boundary and stretch further to the rear of the site however, officers are of the view that the development would not significantly change their outlook.

Concern was also raised that the development would impact on the light to the neighbours property. Whilst the development is to the east of the neighbour, most of the extension would be in line with the existing dwelling so any reduction in light would be modest and would not have an adverse impact on the neighbour.

The development proposes a first floor window to be added to the front elevation of the extension. The point was raised that this window would create overlooking into their garden and property. Officers have taken this point into account but are of the view that as its direct outlook is to the front of the site, looking onto Miller Drive, an unacceptable level of overlooking would not be created.

The design of the extension would not have an adverse impact on the existing dwelling, street scene or the character of the area.

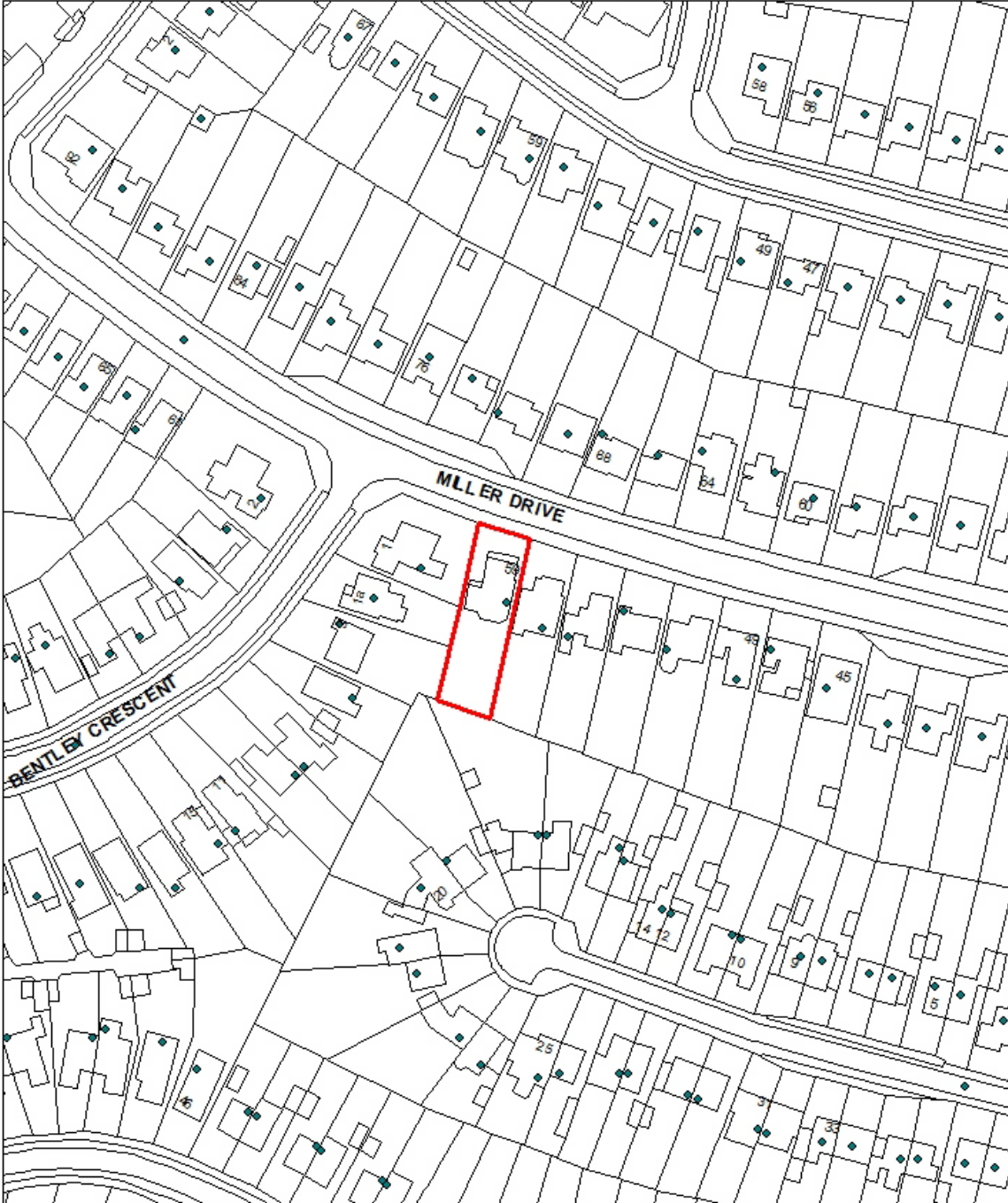
Officers have carefully assessed the proposal from public view points and neighbouring properties. Officers consider the proposal is acceptable and complies with the adopted Core Strategy and emerging Local Plan Part 2: Development Sites and Policies.

### ***Recommendation***

PERMISSION subject to conditions: Development within 3 years; development in accordance with approved plans

# FAREHAM

## BOROUGH COUNCIL



59 MILLER DRIVE  
SCALE: 1:1,250

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