

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Rae Annette
Application No.	19/00384/FUL
Date Valid	30th May 2019
Expiry date of consultations	15th July 2019
Proposal	Erection of a single storey rear extension
Address	13 The Topiary Farnborough Hampshire GU14 0RA
Ward	Cove And Southwood
Applicant	Ms S Gower
Agent	D J Green And Associates
Recommendation	GRANT

Description

This application is submitted on behalf of a family member of a Rushmoor employee.

The property is a two storey mid terrace house (located between nos 12 and 14 The Topiary) on the south east side of the Southwood housing estate. The property is at the end of a cul-de-sac and the front of the property faces north onto parking bays. To the east beyond no 12 is Ively Road. To the rear are residential gardens. The house is constructed with a tiled roof, red brick with white upvc windows. The property has a very small open plan front garden and a small rear garden with a patio and lawn area. The rear boundaries are marked by 1.8 metre high close board fencing.

The proposal is to erect a single storey rear extension measuring 3 metres in length, 3.5 metres wide, 2.3 metres high at the eaves and 3.3 metres in overall height. The design is typical of a modern single storey extension, with windows on both side elevations and doors on the rear elevation leading into the garden. The proposed extension will have a hipped roof. The materials to be used would match those used in the existing dwelling.

Consultee Responses

None

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 12, 14, 21 and 22 The Topiary.

Neighbour comments

To date no representations have been received.

The expiry of the neighbour notification period is 15th July 2019. Any update will be presented at the Committee meeting.

Policy and determining issues

The site is located within the built up area of Farnborough. Policy DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2014-2032) adopted February 2019 is relevant.

The main determining issues are the visual impact and impact on neighbouring properties

Commentary

Visual Impact

The extension would be sited to the rear and would not be visible within the street. It would have a conventional design, be subordinate in scale and use matching external materials. It is therefore, considered that the extension would be visually acceptable and have no material impact on the character of the area.

Impact on neighbours

The extension would be sited away from the common boundaries with both adjoining neighbours No 12 already has a conservatory to the rear. Due to the existing fencing, only the top part of the side windows and roof would be visible over the fence line. Given that the extension is of a depth of 3 metres it is considered that it would not have any significant adverse impact on neighbouring properties in terms of loss of light, overshadowing or outlook. The relationship with neighbours would be extremely conventional and acceptable in planning terms.

Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

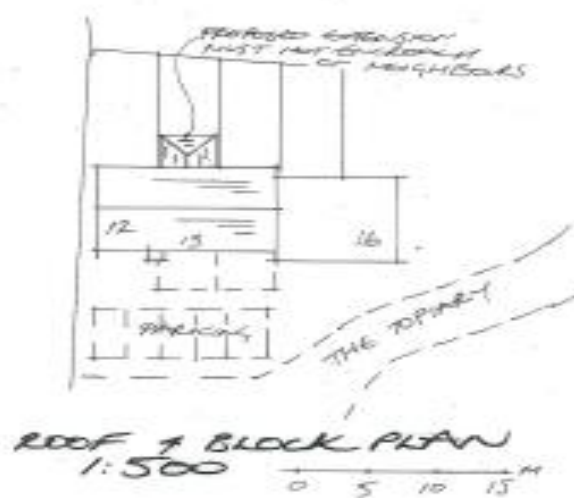
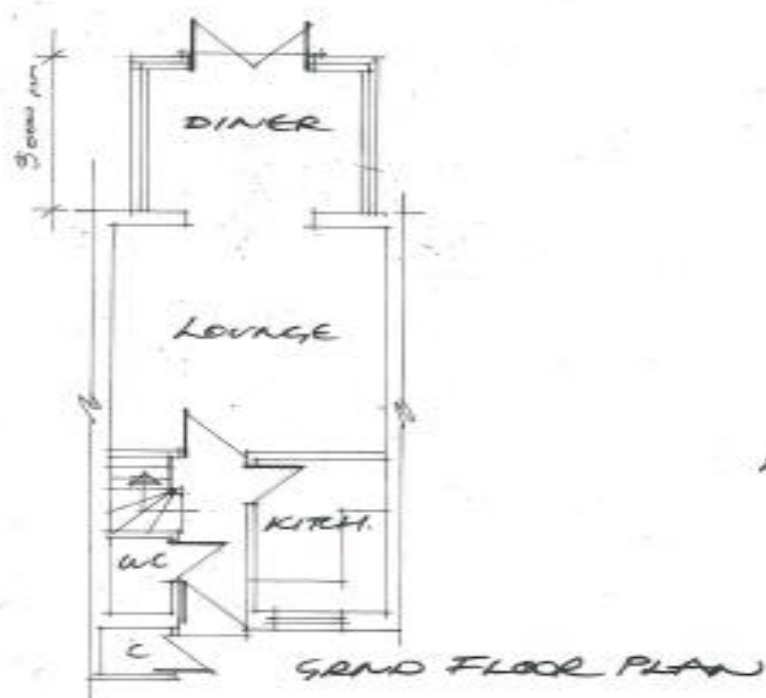
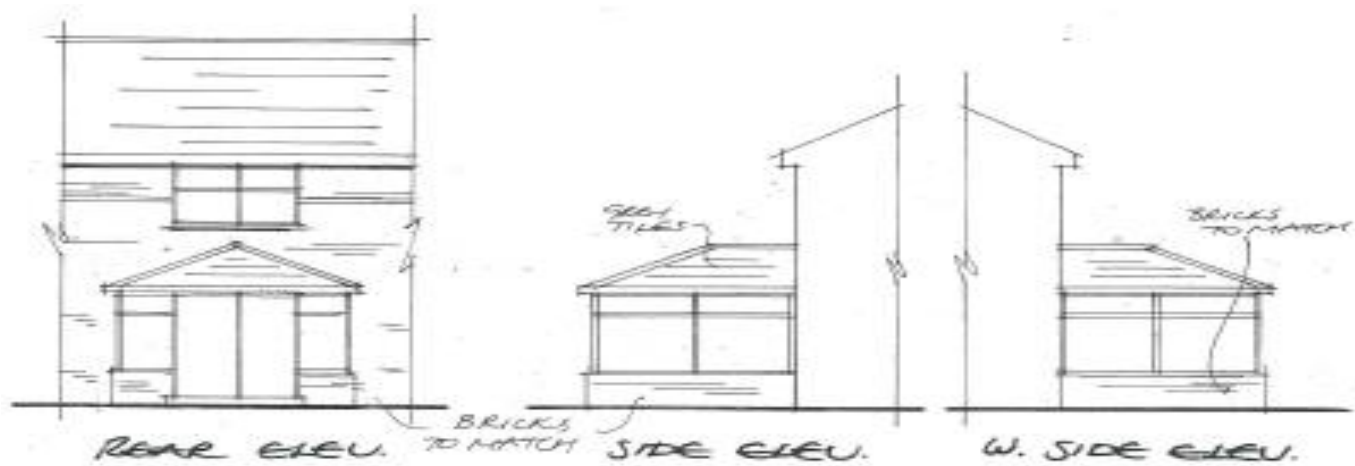
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – 824-1 A and 824-2.

Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene or on the character of the area. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to the Rushmoor Local Plan (Adopted February 2019) and Policies DE1 (Design in the Built Environment), and IN2 (Transport) are relevant as well as the Council's supplementary planning document Car and Cycle Parking Standards 2017. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE -** The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.





LOCATION PLAN 1:1250
COPYRIGHT LICENSE N° 100042220

0 10 20 30 40 M