

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	Mrs Tara Mac Donald
Application No.	25/00318/FULPP
Date Valid	12th June 2025
Expiry date of consultations	11th July 2025
Proposal	Erection of a single storey side and rear extension following demolition of existing rear addition
Address	54 Fellows Road Farnborough Hampshire GU14 6NX
Ward	Knellwood
Applicant	Mr & Mrs Gurrie
Agent	Mr David Synge
Recommendation	Grant

Description

The property is a two-storey semi-detached house. There is a detached flat roof outbuilding to the rear of the property and a single storey extension to the rear. The external walls of the house are painted brick with slate roof to the main house and front porch. The property has a paved front garden and driveway at the side of the house leading to a grassed back garden.

This proposal is to demolish the outbuilding and single storey rear extension and erect a single storey side and rear extension.

The side extension would measure 6.8 metres in depth; the rear extension would measure 8.1 metres in width and 4 metres in depth and would measure 3.35 metres in height. The extensions would facilitate a kitchen, dining room and family room.

Consultee Responses

None consulted.

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to properties immediately adjoining the site.

Neighbour comments

None received.

Policy and determining issues

Policies DE1 (Design in the Built Environment) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032), as well as the Council's Supplementary Planning Document Car and Cycle Parking Standards SPD 2024 and Supplementary Planning Document 'Home Improvements and Extensions February 2020 are relevant.

The main determining issues are the impact of the development on the character and visual amenity of the area, the impact on neighbouring properties and highway considerations.

Commentary

The single storey side extension would be visible from the street scene. The plans initially showed that red brick would be used for the facing materials. There are many types of red brick, and amended plans have been received clarifying that brickwork to match the existing unpainted brick elements of the house is proposed. This would be acceptable within the street scene.

This proposal would be set back from the front boundary by 9.5 metres. Flat roof designs are not normally encouraged if they are visible from the street scene. However, within the vicinity of the application site, there are various single storey side extensions with flat roofs, parapet wall and false hips. Taking this into account as well as the set back from the front of the dwelling, this proposal would not look out of place within the street and would not have any adverse impact on the character of the area.

The neighbouring property at No.52 is on higher ground than the application site due to being located on a hill. No 52 has an attached garage to the side elevation which spans the depth of the house at 9.8 metres. This is adjacent to the driveway of the application site and the proposed extension would project a further 2.2 metres beyond it and would be set back from the boundary by 900mm. As the gardens are North facing and the neighbour's garage is adjacent to the proposal, it would have no adverse impact on the neighbour at No. 52.

The neighbour at No 56 directly adjoins the application property and has a rear extension measuring 3 metres deep. This proposal would project beyond the neighbouring extension by 1 metre and would have a gap of 200mm between the extensions. Due to the orientation of the gardens, the proposal would not have an unacceptable impact on No.56 in terms of its mass and bulk or overshadowing.

The applicant has confirmed that the property has three bedrooms. At present there are three parking spaces which would be reduced to two spaces to make way for the side extension. Both spaces measure 2.4 metres x 4.8 metres and are acceptable regarding the Council's car parking standards.

It is therefore concluded that the proposed extension would not adversely affect the character and amenity of the area, the outlook, amenity and privacy of the adjoining residents or highway safety and that the proposal would accord within Policies IN2 and DE1 of the Rushmoor Local Plan, the Car & Cycle Parking Standards and the Home Improvements and Extensions SPDs.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following recommended 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. Drawing numbers: 01559/PL01; 01559/PL02; & 01559/PL03 REV A.

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 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 policies DE1 (Design in the Built Environment) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032), as well as the Council's Supplementary Planning Document Car and Cycle Parking Standards SPD 2024 and Supplementary Planning Document 'Home Improvements and Extensions February 2020. 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 In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Protection Team at Scotland Gas Networks Plc plantlocation@sgn.co.uk Tel: 0800 912 1722
- 4 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.

- 5 The applicant is advised that the development hereby approved is exempted from the standard national Biodiversity Net Gain (BNG) condition and that its requirements do not therefore apply in this case.



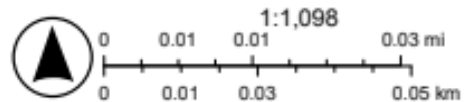
7/4/2025, 9:33:33 AM

Planning Application

Building

Buildings

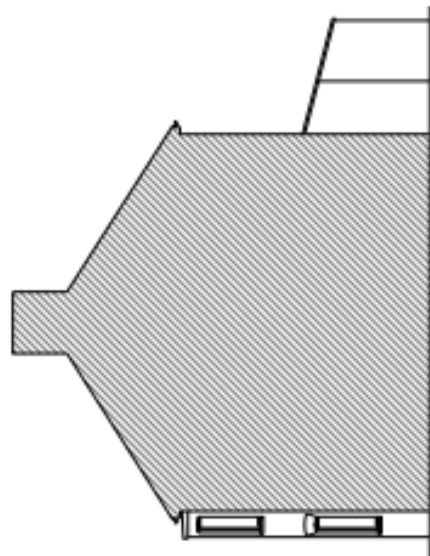
<all other values>



As our study focuses on sharing, we use the following questions. Key dimensions are to be measured in 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685,



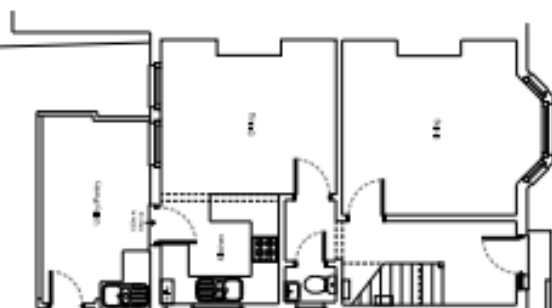
Existing Location Plan 1-1250



Existing Side Section/Elevation 1:100



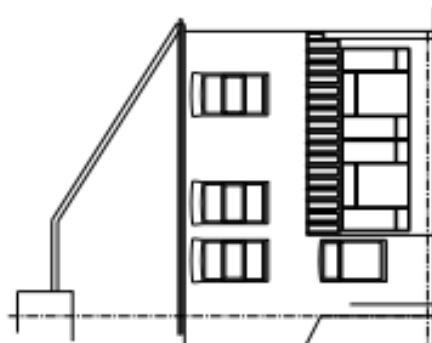
Existing First Floor Plan 1:100



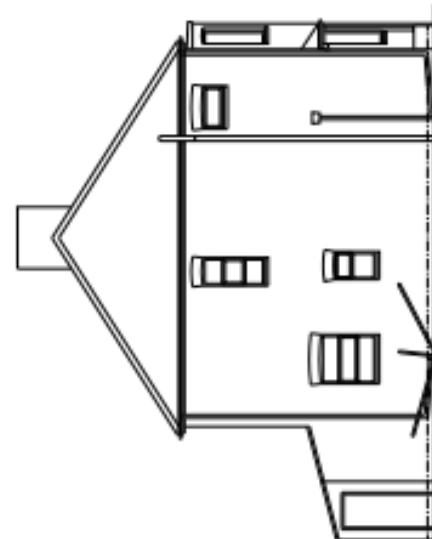
Existing Ground Floor Plan 1:500



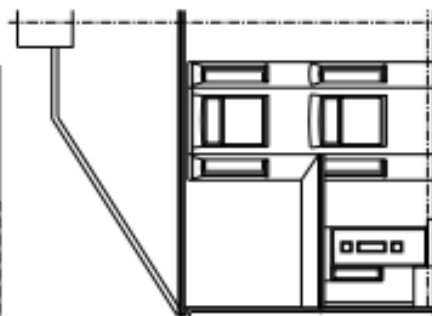
Existing Site Plan 1:500



Existing Rear Elevation 1:100



Existing Side Elevation 1:100



Existing Front Elevation 1:100



www.chrsarchitects.co.uk
Chryseide House, West Street,
Farnham, Surrey, GU10 7EQ
Tel: 01252 3465510 / 01383 704927

<p>General</p> <p>Dr + Mrs. Gurjit</p>	<p>Dr. Gurjit</p> <p>Dr. Gurjit</p>	<p>Dr. Gurjit</p> <p>Dr. Gurjit</p>
----------------------------------------	-------------------------------------	-------------------------------------

01220JRM 01

