
Site Address:	8 Bernina Avenue, Waterlooville, PO7 6XQ		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00869	Expiry Date:	07/11/2018
Applicant:	Mr & Mrs Modi		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached bungalow with hardsurfacing to the front and side to provide curtilage parking. The elevations are a mix of brickwork and render and the property has been previously extended both to the roof and the rear.
- 1.2 Bernina Avenue is a residential area and comprises of a mix of one and two storey detached and semi detached properties, many of which have been altered and extended.

2 Planning History

08/72891/000 - Extension to front dormer and rear dormer window.,
PERM,13/05/2008
APP/13/00041 - Rear conservatory., PERM,01/03/2013

3 Proposal

Single storey rear extension. The submitted plans also show the proposed construction of a rear extension to infill the area from the eastern wall of the existing rear extension, and the eastern boundary with No. 1 Bernina Close. This extension is to be constructed using Permitted Development Rights and therefore is not being considered as part of this application and any planning permission granted relates purely to the proposed extension to the north of the site.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations required for this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension is to be sited to the rear and side of the existing property and as such will be partially visible from the public domain, however the front of the extension will be set approximately 20m back from the highway. Furthermore, the extension is to be constructed using materials to match the host dwelling, thereby it is considered the any impact on the visual amenity will be acceptable in context with the host dwelling and the character of the area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 Due to the proposed siting of the extension it is not considered that it would result in significant harm to the occupiers of the properties to the east, south or west.

7.6 The proposed extension is to provide additional living accommodation to be accessed via the existing kitchen. The extension is to be attached to the existing garage of No. 10 Bernina Avenue, however the plans show the extension will be wholly within the boundary of the curtilage of the property. The proposal will have a flat roof to a similar height to the neighbouring garage, and will be sited approximately 4m to the north east of the bungalow at No. 10. The boundary treatment between No's 8 and 10 is 2m

close board fencing. The proposal shows the insertion of windows to the eastern and western elevations and doors to the southern elevation.

- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00869 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site and roof plan - received 31.08.18
Location plan - received 31.08.18
Existing ground floor plan - received 31.08.18
Proposed ground floor plan - received 31.08.18
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.