
Site Address:	46 Berkeley Square, Havant, PO9 2RT		
Proposal:	Pitched roof rear extension.		
Application No:	APP/15/01429	Expiry Date:	18/02/2016
Applicant:	Mr Green	Team:	Team 1
Agent:	Mr Power	Case Officer:	Emma Chisnall
	Thorns Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

46 Berkeley Square is a detached bungalow with white rendered walls and a concrete tiled hipped roof. The dwelling is on level ground and to the front there is amenity space available which is part lawn and part hard-surfaced for the provision of parking two cars with additional space provided from a garage along the west elevation. To the rear of the dwelling the amenity space is large in size and is hard-surfaced along the rear elevation with the rest of the space being made up of lawn.

The boundary along the east elevation is a 1.8m brick wall approx 3m wide which then changes to a 1.5m fence along the rest of the east curtilage. On the west and south curtilage the boundary is made up of 1.5-1.8m fencing with some higher hedging in place along the south elevation.

2 Planning History

None

3 Proposal

Pitched roof rear extension measuring 4.1m long, 4.4m wide and 3.9m high. The proposed extension will be in line with the existing extension on the west side of the dwelling and would not extend past the south elevation.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed extension will provide the dwelling with a family room following the demolition to the existing conservatory.

(ii) Impact upon the character of the area

Both the front and back elevations of 46 Berkeley Square are visible from the streetscene so development to either elevation will have a visual impact on the character of the area. The screening around the curtilage is considered acceptable and coupled with the distance between Emsworth Road and the rear curtilage of the dwelling (where the development would be visible) it is considered that the harm caused to the visual appearance from the streetscene is minimal.

The proposed development will reflect the same height and design as the rear western side of the dwelling as well as the front. Due to the symmetrical appearance it is considered that the proposed works would be in keeping with the existing design and would improve the overall appearance of the dwelling from the rear. The materials have been proposed to be matching to the existing dwelling which will mean the new development will look in keeping to the existing dwelling.

(iii) Impact upon residential amenity

It is considered that with the adequate screening in place that the development should not cause a loss of amenity to any neighbouring property. The proposed development

would not extend part the existing elevation and there would be adequate distance between the neighbouring dwelling (No 48) and the boundary separating the dwellings. These considerations would ensure that the dwelling at No 48 has its privacy protected and is not overlooked. Due to the overall size of the extension it is considered that the development would not cause over-shadowing or a loss of light to No 48 Berkeley Square and can therefore be considered acceptable.

It is noted that No 44 Berkeley Square is adequately set away from the proposed works. Due to the screening in place and the existing extension on the west elevation it is considered the proposed works would not be viewable from No 44.

8 Conclusion

No 46 Berkeley Square has adequate amenity space for the proposed extension to the rear of the dwelling. The space available and location of the extension should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01429 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Plan: Order License Reference O1940605
Existing and Proposed Ground Floor Plan, Proposed and Existing Elevations: Drawing No 8252.15
Section Plan: Drawing No 8252.15
Reason: - To ensure provision of a satisfactory development.