
Site Address:	6 Bernina Avenue, Waterlooville, PO7 6XQ		
Proposal:	New half gable to existing hip roof. Increase width of existing dormer roofs.		
Application No:	APP/15/01176	Expiry Date:	14/12/2015
Applicant:	Mr & Mrs Birch	Team:	Team 2
Agent:	Mr Caplen	Case Officer:	Emma Chisnall
	Adrian Caplen Associates		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Bernina Avenue is a semi detached bungalow with brown brick walls, a white rendered front elevation and a concrete tiled roof with single dormers to the front and rear of the dwelling. The dwelling has space to the front which is currently graveled and used for the parking of 2 cars. There is also a driveway which runs along the west elevation of the dwelling and leads to a garage at the rear of the dwelling which runs along the length of the back garden.

The dwelling has extended to the rear which has not left a huge amount of amenity space available but what is available is currently used as garden open space. There is a 1.8m boundary of fencing around the curtilage and the ground is level.

2 Planning History

92/57509/000 Single storey rear extension- Permitted

3 Proposal

New half gable to existing hip roof. Increase width of existing dormer roofs to 2.2m wide.

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: 4

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
- (iv) Flood Risk

- (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 proposal seeks to extend the existing width of the dormers and build a new half gable roof to provide additional space to the current bedrooms on the first floor.

- (ii) Impact upon the character of the area

Along Bernina Avenue the dwelling design and size varies. The east side of the road is predominately bungalow semi-detached dwellings which are well spaced whereas on the west side of the road there are larger 2 storey semi-detached and detached dwellings which differ considerably in layout and design.

There are multiple examples of where dormers have been built to the front and rear of the properties in the semi-detached bungalow dwellings along Bernina Avenue. The changes proposed to the dormers at No 6 will be in keeping with the character of the area, will not detract from the appearance of the current property and are considered to be acceptable. It is an acceptable proposal in terms of its size and it would reduce the bulk of the current roof but, when looking at the building as a whole including No 2, the overall roof design would look slightly disjointed and not as aesthetically pleasing as others in the road. However, it is not considered that the visual impact would be to such a detriment to the amenities of the streetscene to warrant a refusal of this application.

(iii) Impact upon residential amenity

It is not considered that the changes proposed to the roofing and the extended width of the dormers would lead to any amenity loss to the neighbours. Along the east elevation there is adequate distance between No 6 and No 4 Bernina Avenue due to the two driveways which run parallel to the current dwellings. The proposed half gable design will help reduce the bulk of the roof and will not impact No 4 negatively. No 2 Bernina Avenue, which is the connecting neighbour to No 6, should also not be impacted. The width of the dormers will be increased away from the current location which will create distance between themselves and the boundary edge. This will help ensure No 2 are neither over-looked or suffer any loss of privacy.

(iv) Flood Risk

The development site falls into a category 2 of potential flood risk from further development. As the proposal on this application seeks to only make amendments to first floor headroom and roof level it has been determined that the development should not contribute to flood risk. Therefore the proposal can be considered acceptable.

8 Conclusion

The property occupies a plot with adequate distance to the west elevation to ensure the proposed dormers and gable roof can be accommodated without any loss of amenity space to the neighbours or character of the area due to the size and scale. The application can therefore be recommended for approval as it meets the requirements of adopted Core Strategy policy CS16.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01176 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:
Location and Block Site Plan: Drawing No 2015-31-03
Proposed Plans and Elevations: Drawing No 2015-31-02
Existing Plans and Elevations: Drawing No 2015-31-01
Reason: - To ensure provision of a satisfactory development.