
Site Address:	17 Bernina Avenue, Waterlooville, PO7 6XQ		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00869	Expiry Date:	27/10/2016
Applicant:	Mr & Mrs Berry		
Agent:	Mr C Flint	Case Officer:	Bee Crawford
	Chris Flint Associates Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and detached garage. It has a brown tiled pitched, hipped and cat-slide roof and elevations of red and yellow multibrick. The site is level with open vehicular access, an area of grass and block paving, open to the south west and walls to the front and north east. The rear garden is mainly laid to lawn with a patio area, shrubs and decking enclosed to all boundaries with fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining semi-detached property is to the north east, a pair of two storey semi-detached properties are to the south west and the rear gardens of properties in Haslar Crescent are to the rear. The area is of medium density with two storey semi-detached house and bungalows and detached bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, including a roof lantern.

4 Policy Considerations

National Planning Policy Framework

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

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: 7

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
- (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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed extension is to the rear of the property and due to the open nature of the site would be partially visible from the public realm, although it would be in excess of 12 metres from the highway. The proposal is of a modest height and the depth is 1.5 metres over what could be built within the realms of permitted development. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The extension has no side windows, although it is to be situated adjacent to the north western boundary and could be considered to lead to a loss of light to the neighbouring property at number 19 Bernina Avenue. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the kitchen window of this property, although this would still apply if it were to be built under permitted development.

7.5 It is also noted that the total height of the extension including the roof lantern is 3.3

metres. If the extension were to be constructed within the criteria of permitted development, whilst the depth would be less, it could be built up to a height of 4 metres with a pitched or mono-pitched roof and it is considered the resulting impact would be comparable.

- 7.6 The distance between the side elevation of the extension and the detached garage of the neighbouring property (which is situated on a wider plot) is approximately 7 metres. It is therefore considered that a channelling effect would not be created by the proposal and is therefore unlikely to appear overbearing. There is a distance of 5 metres from the extension to the side elevation of the property at number 15 Bernina Avenue and 15 metres to the rear boundary of the application site.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and the impact would be deemed to be limited and acceptable on the properties immediately adjacent to and to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received for 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/16/00869 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 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:

Drg No. CFA FULL BS Rev A - Location plan, block plan, existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

