
Site Address:	11 Stirling Avenue, Waterlooville, PO7 7NH		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00556	Expiry Date:	20/07/2016
Applicant:	Mr & Mrs Golder		
Agent:	Holman Reading Partnership llp	Case Officer:	Emma Chisnall
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Stirling Avenue is a detached dwelling with a residential use and is situated in a corner plot along Stirling Avenue and Hurstville Drive. The dwelling is constructed of white cladding with a red brick surround. It has an off-set roof with an attached garage on the ground floor side elevation which is also constructed of the white cladding.

The dwelling has a moderate open amenity space to the front which is hard-surfaced for the provision of parking 1 car and it has amenity space to the side and rear which is adequate in size and mostly used as lawn with an area of hard-surfacing located from the rear elevation. The dwelling although located on level ground is set lower in its plot than the amenity space that surrounds it meaning the dwelling appears lower and the boundaries which are currently 1.8m fencing provide additional higher screening.

2 Planning History

None

3 Proposal

Single storey rear extension to provide space for a dining room.

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 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

(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. It is considered that the proposed extension is of a typical domestic scale and is of sound design.

(ii) Impact upon the character of the area

The proposed works would be positioned to the rear of the existing dwelling and due to the lower position of No 11 and the screening that is in place, it is considered that the development would be hidden from the public realm and from the streetscene. The extension is considered to be appropriate in size and by not extending past the existing elevations and being single storey it should not appear bulky or obtrusive. It is felt that the extension is logical and would fit nicely into the rear space of No 11 which is already hard-surfaced. Matching materials are proposed to be used which should ensure the development looks in keeping to that of the existing.

Along Stirling Road there are other examples of similar development so it is felt that the proposed works should not detract significant character from No 11 but should enhance the existing use of space.

(iii) Impact upon residential amenity

It is considered that No 11 has adequate amenity space to accommodate the proposed works and that the proposed extension should not adversely affect the amenity of the neighbouring dwellings substantially. The neighbours on either side will

be set adequately away from the proposed works by the road that runs along the east side of No 11 or by the existing study extension that was built along the north elevation of No 11 which the proposed extension would not exceed in depth.

It is considered that due to the position of the proposed extension to the rear of the home and the depth proposed that the opposite neighbour (35) should not suffer from impacted light levels, over-shadowing nor a loss of privacy from being over-looked. Although windows are proposed along this elevation it is felt the proposed works are set adequately away from the shared boundary and as they will look onto a flank wall and there is adequate screening provided from the fencing and hedging, amenity value should remain protected.

8 **Conclusion**

The dwelling occupies a plot with adequate space to the rear and side. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwellings or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00556 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:
Proposed and Existing Floor Plan and Elevations Plan: Drawing No 8563- 01A
Reason: - To ensure provision of a satisfactory development.