
Site Address:	10A Billett Avenue, Waterlooville, PO7 7SZ		
Proposal:	Single storey rear and front extension incorporating rear balcony, partial render to existing walls.		
Application No:	APP/15/00898	Expiry Date:	14/10/2015
Applicant:	Mr Lawson	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Heather Lealan
	The Planning Service		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

10A Billet Avenue is a detached located on the southern side of the road. The dwelling is located centrally within the plot with a detached garage to the front of the dwelling to the eastern side boundary. The garden is enclosed with mature planting and various outbuildings. the property is late 60's/70's in age and style.

To the rear is an existing balcony at first floor level.

2 Planning History

2.1 None relevant

3 Proposal

3.1 Single storey rear and front extension incorporating rear balcony, partial render to existing walls.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The front extension is low key and set well within the plot such that there will be no detrimental impact upon the streetscene. the proposed rear extension is greater in size but will not be readily visible from the public realm. It is considered that the proposal will accord with policy CS16 to this regard.

(iii) Impact upon residential amenity

7.4 The front extension is well within the site and will not unacceptable impact the amenities of the occupiers of the adjacent existing dwellings. Similarly the rear extension is located 2.4m away from the shared boundary with the neighbour to the west and 8.3m from the neighbour to the east. The balcony is proposed to remain unchanged and as such, it is considered that the proposal will accord with the requirements of policy CS16 and the adjacent neighbours will not be detrimentally impact to an unacceptable extent.

8 Conclusion

8.1 The application is acceptable as submitted and it is recommended that it be granted planning consent subject to the conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00898 subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Location and Block Plan P001
Proposed Elevations P002
Proposed Detailed Elevation North (Front) P003
Proposed Detailed Elevation West (Side) P004
Proposed Detailed Elevation South (Rear) P005
Proposed Detailed Elevation East (Side) P006
Proposed External CGI Views 1 (Side) P007
Proposed External CGI Views 2 (Side) P008
Proposed Floor & Plans P009
Proposed Internal CGI Views (Side) P010
Proposed Roof Plan P011
Proposed Sections P012
Proposed External CGI View (Front) P013
Proposed External CGI View (Rear) P014

Reason: - To ensure provision of a satisfactory development.