
Site Address:	17 Billett Avenue, Waterloooville, PO7 7SZ		
Proposal:	Retention of raised platform to form decking and steps.		
Application No:	APP/14/00744	Expiry Date:	18/11/2014
Applicant:	Mrs C Lock	Team:	Team 2
Agent:		Case Officer:	Aaron Wright
Ward:	Waterloo		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

17 Billett Avenue is a large detached dwelling set within in a substantial plot. The rear elevation comprises of a conservatory leading out to a outdoor swimming pool. The surrounding area is characterised by large detached dwellings and the boundaries are heavily tree-lined.

2 Planning History

None relevant

3 Proposal

The application is for the retention of raised platform to form decking and steps. The purpose of the steps is to allow for easy access to the garden from the house. Secondly, to allow easy access from the kitchen to the swimming pool and patio area. Without the steps access to the garden is down some metal steps on the other side of the property.

The steps are constructed from timber and stainless steel handrails. The steps also incorporate garden storage via door in the steps on the rear elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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: 9

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 neighbouring properties

(i) Principle of development

The application site is situated within the urban area where the principle of development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

The proposed development is sited on the rear elevation of the building. The development would therefore not adversely affect the character and appearance of the area.

(iii) Impact upon neighbouring properties

The steps have been sympathetically designed so that it would not have a detrimental impact on neighbouring properties or the main dwelling/house. The steps are over 14m away from the neighbouring property to the south (No.19) and there is 2m close boarded fence and hedge separating the properties. The steps would not result in a significant loss of privacy to No.19.

The steps would not overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area. The development accords with Policy CS16 of the Core Strategy.

8 Conclusion

The proposed development would not adversely affect residential amenity or the character and appearance of the area. The development is therefore considered acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00744 subject to the following conditions:

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

Design and Access Statement
Location Plan
Site Plan
Block Plan
Parking Plan
Rear & Side Elevations
Step Plan

Reason: - To ensure provision of a satisfactory development.