
Site Address: 129 Silverdale Drive, Waterloooville, PO7 6DU
Proposal: Single storey extension to side and rear of existing property following the demolition of existing freestanding garage.
Application Type: Full Planning Permission
Application No: APP/24/00266 Expiry Date: 04/06/2024
Applicant: Mr Robson
Agent: Mr Perryer Case Officer: Bethany Crowther
 Aquila Architecture
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow situated on the north-eastern side of Silverdale Drive. The property comprises brickwork and a tiled hipped roof. The site has an existing detached garage set back behind the rear elevation, with a driveway situated to the front of the property extending to Silverdale Drive.
- 1.2 The surrounding area is residential in character and is mainly characterised by a mix of semi-detached and detached bungalows of varying design.

2 Planning History

APP/23/00602 - Single storey extension to side and rear of existing single storey house., REF,10/11/2023

3 Proposal

Single storey extension to side and rear of existing property following the demolition of existing freestanding garage.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain
No comments received.

Councillor E Shimbart - Hart Plain
No comments received.

Councillor James Blades
No comments received.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed development includes the demolition of existing freestanding garage and the erection of a single storey wrap around extension to the rear and side of the property. To the west of the application site, the proposed extension would extend approximately 1.5 metres from the existing side elevation and have a length of approximately 11.4 metres. The extension would then have a width of approximately 7 metres along the rear elevation to form an L shape with the last approximately 3.1 metres set in further from the south-eastern boundary. The proposed extension would have a maximum height of approximately 3.2 metres. On the rear elevation there would be a French door giving access to the rear garden and one window. On the west elevation there would be 4 windows.
- 7.4 The proposed extension would be visible from the streetscene at certain points in Silverdale Drive. The extension would be set back from the existing principal elevation and would have a flat roof with a sloped 'false pitched' element. The materials would consist of facing brickwork, concrete tiles and white uPVC windows to match the existing dwellinghouse. The materials and design of the proposed extension are considered in keeping with the context of the host dwellinghouse and considered to not be harmful to the character of the area.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the south-east of the application site is No. 131 Silverdale Drive. The proposed extension would extend approximately 0.6 metres adjacent to the rear extension of the neighbouring property and would then be offset the boundary by approximately 1.4 metres and would extend a further 3.1 metres. The design of the proposed rear extension incorporates both a flat roof and a sloped 'false pitch' element, which would reduce impacts on the neighbouring property. The design and positioning of the proposed extension which offsets the boundary is considered to have addressed the issues on the previously refused planning application, to a point where the impacts of the proposal are considered acceptable in terms of outlook, privacy and light to the neighbouring property.
- 7.7 To the north-west of the property is No. 127 Silverdale Drive, which is separated with a low boundary fence and low boundary wall to the front of the site, and a high level boundary wall to the rear of the properties. There would be an approximate separation distance of 4 metres between the proposed development and the side elevation of 127 Silverdale Drive. The proposed works would see the removal of the detached garage along the boundary at the rear of the property to allow for the proposed development. There are four proposed windows situated along the west elevation, two of which would be obscure glazed bathroom windows, one window serving the master bedroom and one window serving the kitchen/dining area. It has been agreed with the agent that a boundary fence with a height of 1.8m will be erected prior to the commencement of the development to help screen any potential overlooking and loss of privacy to the neighbouring rear window.

It is acknowledged that there may be a degree of loss of light to the windows on the side elevation of the neighbouring property during the morning hours, however these impacts are considered to not be unacceptably adverse. The proposed extension is considered to not lead to an unacceptable loss outlook to the neighbouring property. For the reasons stated, it is considered that the proposed extension would not cause any unacceptable impacts to the neighbouring property in terms of loss of outlook, light or privacy.

- 7.8 Due to the separation distance, it is considered that the proposal would not lead to any unacceptable impacts to the properties located to the rear or front of the application site in terms of loss of light, outlook or privacy.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 As a result of the proposed works, there would be an increase of 1 bedroom to the property and the removal of existing garage. The Council's Parking SPD sets out that there is a requirement for 2 car parking spaces to be provided at the site, which is the same as the existing provision. There is a hardstanding area and dropped kerb to the front of the site which meets the space requirements as set out in the Council's Parking SPD for two parking spaces. It is therefore considered that the parking provision for the number of bedrooms can be met on site.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00266 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 development hereby permitted shall be carried out in accordance with the following approved plans:

PROPOSED LOCATION, SITE AND FLOOR PLANS & ELEVATIONS
Drawing No. 23.013.SP 01E1 REV E

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Prior to the first occupation of the extension hereby approved, a boundary enclosure of no less than 1.8m high (measured from the ground level) shall be erected alongside the entire side (north-western) elevation of the proposed extension. The enclosure shall be thereafter retained and maintained at that height unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the residential amenities of the occupiers of neighbouring property at No. 127 Silverdale Drive by reducing any overlooking and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.