

|                                         |                                                                                                   |               |            |
|-----------------------------------------|---------------------------------------------------------------------------------------------------|---------------|------------|
| Site Address:                           | 121 Silverdale Drive, Waterloooville, PO7 6DU                                                     |               |            |
| Proposal:                               | Single storey side extension with internal alterations and part removal of existing garage/store. |               |            |
| Application Type:                       | Full Planning Permission                                                                          |               |            |
| Application No:                         | APP/24/00772                                                                                      | Expiry Date:  | 03/12/2024 |
| Applicant:                              | Mr Bennett                                                                                        |               |            |
| Agent:                                  | Mr Packham                                                                                        | Case Officer: | Jennie Fox |
| Ward:                                   | Hart Plain                                                                                        |               |            |
| Recommendation: <b>GRANT PERMISSION</b> |                                                                                                   |               |            |

- 1.1 121 Silverdale Drive, Waterloooville, PO7 6DU is a semi-detached single storey dwelling, accessed via a driveway to the north-east of Silverdale Drive. The dwelling has an existing flat roof extension to the rear and an existing flat roofed garage situated on the north west boundary, which is separated from the neighbour by a 1.8m high close-boarded fence. The garage is behind the original building line and the driveway leading up to it is approximately 19.5m in length. The main dwelling is finished in brick and render under a concrete tile roof and the existing extension and garage are in brick to match.
- 1.2 The area immediately surrounding the subject site is residential, comprised of single storey and chalet bungalows in a variety of styles and materials.
- 1.3 The site is not within any designated areas.

APP/12/01291 - Single storey rear extension., PERM,08/02/2013

Single storey side extension with internal alterations and part removal of existing garage/store.

The proposals were amended following a discussion with the agent in order to more closely match the existing neighbouring extension.

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

|      |                                                    |
|------|----------------------------------------------------|
| DM13 | (Car and Cycle Parking on Residential Development) |
| 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: N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

**Councillor Ann Briggs**

None received.

**Councillor E Shimbart - Hart Plain**

None received.

**Councillor James Blades**

None 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b> | <b>Officer Comment</b> |
|----------------|------------------------|
| None received. |                        |

## **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
- (v) Biodiversity Net Gain (BNG)

(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 proposal comprises a single storey side extension in front of the existing garage, which would be partially demolished and become a store. The extension would increase the size of the existing bedrooms and lounge, extending approximately 2.2m from the side of the host dwelling but retaining an approximately 1m distance to the existing boundary. The extension would project forward of the existing garage by approximately 8.4m, but would not project forward of the host dwelling.
- 7.4 The proposed single storey extension would be in brick with uPVC fenestration to match the host dwelling, with a flat roof of the same type and height as the existing rear extension. The proposed materials are deemed to be acceptable. It is noted that the neighbouring property at No.123 was granted permission for a single storey side extension under APP/22/00994 and that it is the intention of the applicant to match the overall appearance of this so that the two semi-detached dwellings continue to be read as a pair. For this reason the proposals underwent minor revisions to show details such as soldier course brickwork over the windows to make this intention more clear.
- 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 No.123 lies to the south-east of the application site. As the proposed extension would be to the north-west of the host dwelling, and would not be higher than the existing rear extension, it would not be visible from No. 123 and would have little to no impact on this property.
- 7.7 No.119 lies to the north-west of the application site and has some side windows facing the proposal. However, the ground level between No.119 and the host dwelling slopes slightly, such that No. 119 is set at a slightly higher level than the application site, and the two properties are also separated by a 1.8m high close-boarded fence and boundary planting. As noted in 7.3 above, the proposed extension would be set away from the boundary and there would be a distance of approximately 3m distance maintained between the proposal and No.119. Whilst there is some discrepancy in the heights shown on the submitted drawings, in order to match the height of the existing rear extension the proposed extension would have a maximum height of less than 3m. The overall impact is therefore deemed to be limited and acceptable.
- 7.8 To the rear and north-east of the application site are Nos. 53 and 57 Sutton Road. As the proposed extension would be some 13m from the rear boundary and would be largely screened by the existing extension and outbuilding the impact on these properties is deemed to be minimal.
- 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 The proposals would remove a small amount of existing driveway area, however sufficient driveway parking for at least two cars is retained. The size and amount of spaces retained meets the requirements for a two bedroom property as specified in the Havant Borough Council Parking SPD (2016).

(v) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

## 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.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00772

(A)

(B) for the following reasons/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:

LOCATION PLAN

BLOCK PLAN

EXISTING AND PROPOSED FLOOR PLANS - REVISED 27/11/2024

EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS - REVISED 27/11/2024

EXISTING AND PROPOSED NORTH-WEST ELEVATION - REVISED 27/11/2024

**Reason:** - To ensure provision of a satisfactory development.

- 3 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.