
Site Address:	109 Silverdale Drive, Waterlooville, PO7 6DU		
Proposal:	Front single storey extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00492	Expiry Date:	26/08/2024
Applicant:	Mr Gibbs		
Agent:	Mr Packham	Case Officer:	Ikrame Essalih
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 109 Silverdale Drive, Waterlooville is detached bungalow located at the northwest of Silverdale Drive and constructed in traditional brown facing bricks and brown tile hipped roof with two flat roof side dormers facing northeast and southwest. The property benefits from a front garden with paved and retained grass area and a driveway to the southwest leading to a detached garage at the rear of the property. The front elevation currently comprises a small-scale flat roof porch built in similar brickwork with a side window facing northeast.
- 1.2 The surrounding area is predominantly residential with low to medium density comprising properties of similar age, design and heights and other differing. It is noted that front extensions works featuring porches with flat and pitched roofs and different materials are existing within the streetscene.

2 Planning History

None.

3 Proposal

The proposal comprises the erection of a single storey front extension with a flat roof following the demolition of a small-scale porch at front elevation.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Ann Briggs

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments received.

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the planning consultation.

Regarding the above planning application Southern Water would have no objections to the above proposal.

Conclusion: **NO OBJECTION**

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(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 involves the construction of a single storey front extension following the demolition of an existing porch. The front extension would be protruding to the front by approximately 1.8 metres, to be aligned with the main building line, and would have a width of approximately 3.34 metres and a height of approximately 2.6 metres featuring a flat roof closely matching the existing eaves height of the dwelling's pitched roof. The new structure would be built in facing brickworks and would have a front window and entrance door facing the main road. All proposed materials would be matching the existing. Therefore, the proposed works are considered subservient to the main dwellinghouse and would be in keeping with the original character.
- 7.4 Although the proposed front extension would be highly visible from the public realm, by dint of the scale of the proposal and existing similar works within the streetscene with consideration of the varied front elevation treatments, it is deemed that the proposal would result in a limited and acceptable impact on the character of the streetscene.
- 7.5 Considering the existing property location and current design as well as the neighbouring area appearance, it is deemed that the proposed works are appropriate for purpose and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of the HBLP Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.6 The proposed development would be located at the front elevation of the property and comprising no side windows. Therefore, the overall mass impact and the overshadowing on the adjacent properties and the overlooking and loss of privacy impact to the properties facing the application site would be the main considerations.
- 7.7 The proposed front extension would be located at approximately 1.1 metres from the northeast boundary and approximately 2.15 metres from the side elevation of the adjacent property at No.111 facing the application site. By dint of the height of the extension, the separating distance between the two properties and taking into account that no side windows are proposed, it is considered that the proposal would not appear overbearing or result in harmful overshadowing, loss of daylight, view or outlook to the adjacent property on this side.
- 7.8 Facing the application site, are the neighbouring properties at the southeast of Silverdale Drive. It is considered that these properties are positioned at a sufficient distance to avoid any detrimental impact as a result of the proposed extension.
- 7.9 Due to its location, the proposal would be entirely screened from the neighbouring properties located at the southwest side, while the rear of the application site is adjacent to an open wooded green area. Therefore, it is considered that the proposal would not result in an adverse impact to the neighbouring properties on these sides.
- 7.10 Overall, it is considered that the proposed development would have a relatively limited to no impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy, sunlight or view, or result in overlooking and would have limited and acceptable impact on the

immediately adjacent properties 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.

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/24/00492, 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:

Block Plan - Uploaded 28 June 2024

Location Plan - Uploaded 01 July 2024

Proposed Plans - Uploaded 01 July 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.