
Site Address:	175 Silverdale Drive, Waterloooville, PO7 6DX		
Proposal:	Single storey side/rear extension and garage conversion.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00461	Expiry Date:	12/08/2024
Applicant:	Catherine Barnes		
Agent:	Mr D P Manns	Case Officer:	Josephine Lacey
	D M Designs		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

175 Silverdale Drive, Waterloooville, is a detached hipped roof bungalow with a loft conversion and wraparound front dormer. The front elevation is white render with dark horizontal cladding to the dormer and dark front door. The side elevations are facebrick. To the rear is the rear garden with a detached garage with a pitched roof and small flat roof single storey rear extension. The frontage comprises hardstanding and a driveway as well as soft landscaping. Within the streetscene, the surrounding dwellings are of similar mass and scale.

2 Planning History

98/57571/001 - Detached single garage at rear of property (replacement of original garage), PERM,27/10/1998

3 Proposal

Single storey side/rear extension and garage conversion.

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.

Portsmouth Water Company

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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

(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 is for a single storey rear extension extending along the northwestern boundary. It would extend approximately 13m towards the rear boundary at a height of 2.5m with a flat roof, at a width of 3m. The front and west elevations would be rendered, and the rear and east elevations would be clad. There would be no

windows in the north or west elevations of the proposal. There would be three windows and a set of patio doors within the east elevation and one window within the front elevation. There would be a roof light within the roof. The proposal would facilitate a bedroom, office and W.C.

- 7.4 The majority of the proposal would not be visible from the street scene because it is to the rear. The front elevation would be visible from immediately in front of the dwelling, but not within the wider streetscene. The design and proposed materials are considered acceptable in context to the main dwelling and streetscene.
- 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 northwest is no.173 Silverdale Drive. The rear elevation of this dwelling would be around 1m from the proposal. The proposal would be visible above the boundary fence by approximately 0.7m. It would extend along this boundary by approximately 13m. The height proposed and the fact that the proposal would have a flat roof means that it is considered that any loss of outlook or light would be limited and acceptable. There are no windows proposed to face this neighbouring dwelling, so there would be no loss of privacy. The proposal is not considered overbearing. In summary, any impact on this neighbouring dwelling would be limited and acceptable.
- 7.7 To the southeast is no. 171 Silverdale Drive. The proposal is on the opposite side of the garden to the side that shares a boundary with this neighbouring property. It is considered that due to this location, the proposal would have a limited and acceptable impact on light and outlook to this property. The boundary treatment would sufficiently screen windows and doors within the proposal as the fence is higher than 1.7m, so there is not considered to be a loss of privacy resulting from the proposal. Furthermore, it is not considered to be overbearing.
- 7.8 To the rear is No.55 Buckland Close. The rear of this dwelling is over 20m from the proposal. At this distance, it is considered that the proposal would have a limited and acceptable impact on light, outlook and privacy to this dwelling and would not be overbearing.

(iv) Parking

- 7.9 The parking spaces are shown on the plans, and it is determined a sufficient amount of parking spaces in accordance with the requirements of the Havant Borough Council Parking SPD.
- 7.10 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.

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/24/00461 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:

Amended Proposed Plans received 06 AUGUST 2024
14 JUN 2024 LOCATION PLAN
06 AUGUST 2024 AMENDED BLOCK PLAN

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.