
Site Address: 129 Silverdale Drive, Waterloooville, PO7 6DU
Proposal: Single storey extension to side and rear of existing single storey house.
Application Type: Full Planning Permission
Application No: APP/23/00602 Expiry Date: 08/09/2023
Applicant: Mr Robson
Agent: Mr Perryer Case Officer: Bethany Crowther
Aquila Architecture
Ward: Hart Plain

Recommendation: **REFUSE 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

No planning history.

3 Proposal

Single storey extension to side and rear of existing single storey house.

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 Carly Scannell - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments received.

Developer Services, Southern Water

Thank you for your letter dated 03/08/2023.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

Developer Services

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: 1 objection

Comment	Officer Comment
• Oversized for the property • No objection to 4 metre extension	Noted- Please see section 7.

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 works is for a single storey rear and side extension. There is currently a conservatory situated to the rear of the property which extends approximately 3 metres. The proposed extension would replace the existing conservatory and wrap around to the side of the dwellinghouse. The proposed extension would extend approximately 6 metres from the original rear elevation and have a width of approximately 8 metres. The extension would have a depth of approximately 8 metres on the north west side elevation as part of the wraparound feature. The height of the extension would be approximately 3 metres.

7.4 The proposed extension would contain brickwork to match the existing property and contain a flat roof. The windows would be white uPVC to match existing. The materials are considered in keeping with the context of the host dwellinghouse.

- 7.5 The side extension of the proposed works would be partially visible from the street scene. The eaves height of the proposed extension would be above the existing eaves of the host dwellinghouse. Although this would be contrary to the guidance in the Havant Borough Council Design SPD, on balance, as the extension would be set back from the highway, it is considered that it would not lead to demonstrable harm to the character of the area.
- 7.6 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

- 7.7 To the west of the property is No. 127 Silverdale Drive, which is separated with a high level wall and boundary fence. There would be an approximate separation distance of 4 metres between the proposed development on the south east and 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 two proposed windows situated along the west elevation, which would be screened by the boundary wall. Due to the separation distance and boundary treatment, it is considered that the proposed extension would not lead to any unacceptable impacts in terms of loss of privacy, light or outlook to the neighbouring property.
- 7.8 It is considered that the proposal would not lead to any unacceptable impacts to the properties located to the rear of the application site in terms of loss of light, outlook or privacy due to the separation distance between the application site and the properties to the rear.
- 7.9 To the east of the property is No. 131 Silverdale Drive. The proposed extension at the application site would extend approximately 3.8 metres further out than the rear extension at this neighbouring property. During a site visit to No.131, it could be seen that the rear of this dwelling is used as primary habitable rooms including a kitchen and a living room area. To the immediate rear of the property is a patio area adjacent to the boundary containing a table and chairs. It is considered that due to the depth of proposed extension adjacent to the boundary whereby it projects 3.8m beyond the rear building line of No.131, coupled with the height of the extension at 3m being well above the height of the boundary fence, there would be a harmful impact on the primary habitable rooms to the rear of 131 Silverdale Drive in terms of outlook. It is also considered that the amenity area to the rear of the property would be dominated by the proposed extension and have a resultant harmful impact to the amenity of this area, and therefore unacceptable.
- 7.10 The Havant Borough Design Guide SPD sets out that loss of light and outlook can be mitigated against if the proposal meets the 45 degree angle test. In that regard it should be noted that the proposal fails the 45 degree angle test when measured from the nearest rear window at No. 131 Silverdale Drive. This test indicates that the proposed extension would result in a negative impact to No. 131 Silverdale Drive in terms of loss of light and outlook. Although it is acknowledged that the proposed development would lead to a degree of loss of light, as this would mainly be during the late afternoon hours, it is considered that this impact would not be unacceptable in and of itself.

- 7.11 Notwithstanding this, it is considered that the proposed extension would by reason of its depth, height, mass, bulk and proximity to the boundary result in an unneighbourly relationship to no. 131 Silverdale Drive. The development would result in an overbearing impact and restricted outlook harmful to the residential amenities of the adjoining occupants and would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD and the National Planning Policy Framework. The applicants were invited to amend the depth of the proposed extension, however the applicants requested for the proposal to be determined as submitted.
- 7.12 Consequently, it is considered that the proposal would appear overbearing and lead to a loss of outlook and would have an unacceptable adverse impact on the property to the south east (No. 131 Silverdale Drive), contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Havant Borough Design Guide SPD.

8 Conclusion

- 8.1 The proposal would have an unacceptable significant adverse impact on the adjacent neighbouring property to the south east in terms of appearing overbearing and loss of outlook, contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Havant Borough Design Guide SPD and is therefore considered to be inappropriate and recommended for refusal.

9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00602 for the following reason:

- 1 The proposed extension would by reason of its depth, height, mass, bulk and proximity to the boundary result in an unneighbourly relationship to no. 131 Silverdale Drive. The development would result in an overbearing impact and restricted outlook, harmful to the residential amenities of the adjoining occupants and would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide SPD and the National Planning Policy Framework.