
Site Address:	15 Silverdale Drive, Waterloooville, PO7 6DN		
Proposal:	Two storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01058	Expiry Date:	29/12/2022
Applicant:	Mr Cannon		
Agent:	Mr I Murray	Case Officer:	Jenni Price
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow on the western corner of Silverdale Drive. The property is sited on a triangular plot with a dark tiled pitched, gabled end roof and elevations of white rendered brickwork and detached flat roof garage. The site is level with open vehicular access to the front, leading to a hardstanding parking area and a part grassed frontage. There is a porch with white rendered brickwork and dark tiled pitched roof located to the front. The rear garden has a small patio area that leads onto a garden area and is enclosed by fencing of 1.8m in height.
- 1.2 The adjoining semi-detached bungalow is to the south with a single storey rear conservatory extension. The area is a mixture of detached and semi-detached bungalows and chalet bungalows of similar and different age, style and design.

2 Planning History

None.

3 Proposal

Two storey rear extension.

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

Councillor David Jenner

Councillor E Shimbart - Hart Plain

Hampshire Highways

The Highway Authority wish to make the following comments. Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application.

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: 3

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 and therefore the 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/two storey extension to the rear of the property. The single storey rear extension element will have an additional 0.8m depth from the two-storey element and will span 7.7m wrapping around the northern side elevation replacing the attached porch attached to the side door that gives access to the rear garden. The extension will have an eaves height of 2.3m and a maximum height of 3.1m with a sloped roof. The materials to be used in the construction of the development will be brick with a render finish to match the existing property.
- 7.4 The proposed two storey element would be built into the existing roof ridge protruding 3.9m toward the rear, the roof will have a hipped shape with width of 4.8m, the materials to be used in the construction of the development will be brick with a render finish to match the single storey aspect below and the existing property. It is worth noting that there are similar two storey extension in the surrounding 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 The proposal will have a 0.9m distance from the shared boundary with the neighbouring property to the south (No.13) and will have a 4.7m distance from the rear facing elevation this property which also has a single storey conservatory extension which is set away from their boundary by 0.5m. The neighbouring property (no.13) will be mainly screened by the boundary treatment which consists of a 1.8m high close boarded wooden fencing to ensure any overlooking and loss of privacy concerns have been addressed. The two-storey element will have a window that will give similar views into the garden as the ground floor. It is therefore considered that the impact upon this neighbouring property would be minimal and there would be no concern over loss of light or outlook to the adjacent property at no. 13.
- 7.7 The neighbouring property at no. 17 would be mainly screened by the outbuilding within the curtilage of the subject property along this shared boundary, and the distance gives a good separation between, it is therefore considered any impact to this adjoining occupier would be minimal and acceptable.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT permission for application APP/22/01058 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:

Site and location plan A111 v7
Proposed floor plans A112 v7
Proposed elevation plans A113 v7
Proposed NS and ES site sections A114 v7
Site views A115 v7
Site views A116 v&
Existing location and block plan A101
Existing ground and 1st floor plan A102
Existing elevations A103
Existing section A104
Existing 3D views A105
Existing 3D views A106

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.