
Site Address:	50 Silvester Road, Waterloooville, PO8 8TL		
Proposal:	Proposed single and two storey rear extension including external alterations; render to elevations, new roof finish.		
Application No:	APP/20/00768	Expiry Date:	06/11/2020
Applicant:	Mr Byrne		
Agent:	Miss Roberts	Case Officer:	Tina Pickup
	Critchley Architecture and Design Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached two storey dwelling located on the northern side of Silvester Road. It has been vacant for a couple of years, and is constructed of red brick at ground floor with render at first floor, beneath a traditional gable ended roof of concrete tiles. To the rear it has a lean-to style conservatory across approximately two-thirds of the rear elevation with a central first floor gable projection. The property fronts the highway, set back approximately 5m with a dropped kerb at its eastern end with side drive. There are double yellow lines outside the site.
- 1.2 It must be noted that to the rear planning permission has been granted for a backland bungalow, taking access via the drive to the east - see planning history. The site has been cleared of its former outbuildings ready for this development, most of the conditions of APP/19/00839 discharged, but works have not yet commenced on site. The current red lined application site therefore includes the front dwelling and its reduced curtilage only, and excludes the rear part of the site.
- 1.3 Immediately to the east is a pair of 1970's style semi-detached dwellings which are set back further, some 11m, with frontage linked garages. No 48a to the east is set only 1m from the shared side boundary and has a large rear, largely glazed conservatory which is used as a living/dining room. To the west is a semi-detached chalet style bungalow, also set a bit further back than the application site. The site itself is relatively level but with a slight slope from east to west such that No 52 to the west is set slightly lower. The existing side boundaries comprise close boarded fencing; the rear boundary is currently non-existent, but the landscaping and dividing boundary details have been approved under APP/19/00839.

2 Planning History

APP/17/01121 - Demolition of existing outbuildings and conservatory, construction of 1No. 3 bed detached bungalow with associated car port, revised drive and landscaping., REF,29/03/2018

Appeal Dismissed 4 July 2019 - found proposal would not harm neighbouring amenity but would have an adverse effect on water quality due to lack of nutrient mitigation scheme at the time

APP/19/00839 - Following removal of the existing out buildings and conservatory, construction of detached bungalow with associated car port, revised drive and

landscaping. (Approved 08/11/2019). Request to discharge condition No/s 4, 6, 9 and 10 (11/09/2020).

Note: Grampian Condition applies, contact LPA for details, PERM,08/11/2019

3 Proposal

Proposed single and two storey rear extension including external alterations; render to elevations, new roof finish.

During the course of determining this application, amended plans have been received that ensure the development is compatible with the approved layout of the rear dwelling, including precise drive alignment, boundary positions and landscape buffering. Amended plans have also reduced the scale of the proposed extensions and extent of rear glazing.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

E22 (Amenity and pollution)

E1* (High quality design)

IN3 (Transport and parking in new 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

Southern Water

Formal application required for any new connection to the public foul and surface water sewer;

surface water discharge should follow Building Regs hierarchy;

if any sewer found during construction works an investigation of the sewer will be required

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: 2 letters of objection have been received; one on the original plans and one of the first set of amended plans

Comment	Officer Comment
<u>On original plans:</u>	
<u>Objection</u> 1. Loss of natural light to the east facing elevation of 52 Silvester Road. The majority of windows to our dwelling are on the aspect facing the proposed extension. The study, hall, front entrance and bathroom will be affected by the height of the roof to the two storey extension. Light to the study and hall is already compromised by the gable of the existing building and we feel that a ridge of the same height running north from this would only exasperate the problem. We appreciate that the extension is set further back than the previously mentioned gable but we are concerned how it would effect the remaining windows. It shows on the drawings the proposed extension ridge level with the existing ridge running north to south and then level with the existing ridge running east to west. I would like to point out the although minimal these original ridges are of different heights. We feel that a modest change to the roof design would alleviate our concerns. Can it be considered cropping the ridge by a metre or so and replacing with a flat roof section, matching the single storey finish? 2. Privacy of dining room. We have concerns that the gable windows to the master suite would invade our privacy by giving a direct view into our dining room. Perhaps an obscure glass panel acting as a cheek to the windows or a balcony	Noted - see section 7 below Noted - see amended plans and section 7

type design screen would give us and the occupants of the master suite privacy. 3. Vehicular access. We would presume that a condition would be put in place if permission was granted, that vehicles would not be permitted to pass between the two properties. Although we are not adverse to an extension being built and would add that we admire the design it would be appreciated if consideration was given to our observations and that we would hopefully see some amendments put forward.	Such a condition would not be imposed - the vehicular access to the rear dwelling would be as approved to the east side and the hardsurfacing within the private curtilage of the front dwelling would need to comply with permitted development.
<u>On first amended plans:</u> objection on the grounds of loss of daylight, privacy and outlook. 52 Silvester Road is a semi detached chalet style bungalow which has six windows and a front entrance facing the proposed single and two storey rear extension The proposed single storey extension will be within 2.4 of this aspect which would greatly reduce the amount of natural light to the dining room, bathroom, hallway, study and glazed main reception door. The ground level of the plot of 50 Silvester Road is considerable higher than that of 52 Silvester Road, so even a modest single storey extension being that close to the boundary would impact on the natural light currently enjoyed by the residents of 52 Silvester Road. The inclusion of large soffits as indicated on drawing 20059-401B would also add to this light loss. It is noted that the extra large soffit intends to have down lighters installed in it which would be directly in line with a section of the dining room window of 52 Silvester Road. This would cause a light nuisance, interfering with the use and enjoyment of the occupants of this dwelling.	Noted - see section 7 Slight height difference noted and proximity with soffits - see amended plans lights on dwellings do not require planning permission so have no control over these

If permission is granted and due to the close proximity of the single storey extension then serious consideration would have to be given to controlling the excavation close to the foundations and foul drainage of 52 Silvester Road.

foundations are a Building Regs matter and subject to Party Wall Act

The proposed two storey extension although set back further and being 4 meters in length would also be detrimental to this loss of light due to the height of the ridge to the roof and also the large gable soffits. Although there would be no more impact on the dining room window it would add to the loss of the others previously mentioned as well as the dormer window to the first floor. This window supplies natural light to a bathroom and a centrally located stair landing via "borrowed light" panels over the bathroom door. This in turn supplements light to the bedrooms again via "borrowed light".

Noted - see section 7

This method of "borrowed light" was introduced as part of building control during construction of these rooms. Drawing number 20059-501C shows the proposed extension having a higher roof than the existing building thus exasperating the issue.

Drawings numbered 20059-50C and drawing 20059-101A shows a full height gable window to the proposed two storey extension and its visibility splay. This clearly shows overlooking of a garden which enjoys a very low level of visual intrusion. A garden that has been enjoyed for over 40 years will suddenly be open to observation from a high vantage point. This window will also offer a direct view through the dining room window of 52 Silvester Road.

Noted - see amended plans reducing glazing and section 7

As previously mentioned the proposal site of 50 Silvester Road is higher than that of 52 Silvester Road, which in turn is lower than the highway and footpaths forming Silvester Road. Therefore there are concerns with the amount of surface water this site will have to deal with if permission was

Noted - see section 7

granted. During periods of heavy rain there are flooding issues with the drive and access path to the entrance door of 52 Silvester Road. If granted, the proposed extension, hardstandings and paving to this site will generate even more water run off. The proposed site plan drawing 20059-103B shows the development already approved to the rear of 50 Silvester Road along with the drive arrangement and the no build zone. This does not appear to leave a lot of room for the installation of adequate enough soakaways to alleviate the problem of excess surface water and the roof guttering. If the proposal is approved it is hoped that conditions are added to ensure that surface water does not become an issue for the residents of 52 Silvester Road.	
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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 and Surface Water Drainage

(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. The amended plans have re-sited the rear extension further to the west to allow for the precise dog-legged drive alignment and landscape screening against the eastern boundary, as approved under APP/19/00839. The layout of this proposal is now compatible with approved layout APP/19/00839 such that both could be implemented concurrently.

(ii) Appropriateness of design and impact on the character of the area

7.3 Silvester Road has a mixed character with a variety of property styles, ages and materials - there is no uniformity to the street scene. The proposal includes the modernisation and renovation of the existing dwelling with use of contemporary materials including white render on the whole house. The existing traditional ground floor bay windows would be made into double bays and clad in zinc, with anthracite windows and grey roof tiles. These changes would significantly alter the external appearance of the dwelling but would remain appropriate to the mixed street scene.

7.4 Given the mixed context of the site, the design and appearance of the proposal is

deemed appropriate to the street scene 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

- 7.5 The proposal would result in a ground floor extension having a total length of 6m when measured from the rear of the existing ground floor, but only 3.8m when measured from the rear of the existing conservatory. At first floor level the proposal would infill the existing first floor recess in the north east corner and add a further 4m deep first floor extension having a width of 5.4m. This rear first floor element would have a ridge slightly higher than the ridge of the main house, achieved as small peaked hip of the front elevation.
- 7.6 In terms of siting and relationship with the approved dwelling to the rear, the proposed extensions would reduce the back to back separation compared to when APP/19/00839 was considered. The combination of the proposed extensions and approved siting would result in a back to back separation of between 24 and 25.5m from the bungalow to the first floor element of the frontage dwelling. This continues to comply with the adopted Design Guide SPD and is therefore considered acceptable to achieve adequate separation and minimal overlooking to the approved rear dwelling.
- 7.7 Due to the staggered siting with number 48a to the east there would be no impact on neighbouring amenity in this direction. However number 52 to the west is a chalet style bungalow set at a slightly lower level. It has a line of windows facing the site - including a long kitchen diner that relies on light from its side window. Its first floor dormer facing the site has obscure glass and serves a bathroom. The proposed ground floor extension would protrude to the key habitable window.
- 7.8 The final set of amended plans have further reduced the proposal to address some of the neighbours concerns. In particular the footprint of the ground floor extension has been reduced in width to align with the existing western facade. This results in a separation to the shared boundary of about 2.6m (slightly less due to soffit overhang), but will nevertheless be less overbearing and more respectful of the outlook from the neighbours habitable window facing the site. The extent of glazing at first floor in the rear elevation has also been reduced which reduces the sense of overlooking to the adjacent gardens. To prevent access from the first floor onto the flat roof of the ground floor below, and use as any balcony in the future (which could have an adverse impact on neighbouring amenity from overlooking) it is recommended to prevent use as a balcony by condition.
- 7.9 There is no doubt that the bulk and mass of the extended western elevation, with increased ridge height, will have an impact on number 52. However it is noted that the orientation is such that site lies to the east, and the majority of side windows facing the site serve non habitable rooms. The key impact is on number 52's most northerly side window which serves the dining area. Now that the extension has provided an increased separation from this window then on balance it is considered that any direct loss of daylight would be minimal (due to orientation) and the overbearing effect reduced. The outlook from this habitable window will be affected, but not so much as to cause material harm to amenity and warrant a reason for refusal.
- 7.10 Overall, it is considered that the proposal will not appear materially overbearing or lead to significant overshadowing or 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 final amended scheme.

(iv) Parking and Surface Water Drainage

- 7.11 The proposal would result in a 4 bedroomed dwelling which requires 3 on site parking spaces to meet the Parking SPD. These are provided in the front western corner, in approximately the position shown under APP/19/00839. Due to the slight level difference the neighbour is concerned at potential surface water run off from the cumulative increased hardsurfaced area from these parking spaces, the extensions, and the approved dwelling to the rear onto his property. To ensure all surface water is contained within the application site then it is considered appropriate to condition both the provision of porous surfacing for the hardsurfaced areas and details of the surface water drainage solution for the site.

8 Conclusion

- 8.1 On balance the scale, siting and design of the amended 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/20/00768

(A) 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 and Block Plan Drawing Number 101 Rev B
Proposed Site Plan Drawing Number 103 Rev C
Proposed Plans Drawing Number 401 Rev C
Proposed Elevations Drawing Number 501 Rev D

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.

- 4 The hereby approved flat roofed element to the side and rear shall not be used as a balcony or sitting out area.
Reason: To protect the amenity of the occupiers of adjacent dwellings, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car parking spaces and all other hard surfaced areas shall be surfaced with a porous material and where within 6m of the highway in a non-migratory material. In accordance with condition 6, provision shall be made to direct run-off water from all hard surface areas to a permeable or porous area or soakaway within the curtilage of the site. The hereby approved parking spaces shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policies CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development hereby permitted shall commence until plans and particulars specifying the siting, layout, depth and capacity of all surface water drains and soakaways proposed to serve the development, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.