
Site Address: 36 Silverdale Drive, Waterloooville, PO7 6DN
Proposal: First floor loft conversion including front and rear dormers and rear single storey extension, with raised paved patio.
Application Type: Full Planning Permission
Application No: APP/22/01126 Expiry Date: 16/01/2023
Applicant: Miss A Sowton
Agent: Case Officer: Graham Speller
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Silverdale Drive and is occupied by a single storey semi detached bungalow.
- 1.2 The surrounding area is residential in character comprising a mix of bungalows and chalet bungalows many of which have been extended into the roof and front dormers are a prominent feature in the street scene.

2 Planning History

56/04551 - for the erection of 123 houses and bungalows, UNK, 11/09/1956

3 Proposal

- 3.1 First floor loft conversion including front and rear dormers and rear single storey extension, with raised paved patio. The proposals would involve a hip to gable extension.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Developer Services, Southern Water

It appears that the developer is intending to build over/close to a public foul sewer which is crossing the site. Building over/close to a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over/close-to the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-close to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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

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: 5

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
- (iv) Parking
- (v) Sewers

(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 comprises a single storey rear extension which would replace an existing single storey rear extension. Due to the levels changing, there would be steps down from the new extension. It is noted that the adjacent properties have rear extensions, and such a proposal would not be out of character and is considered acceptable.

7.4 The proposals also include a hip to gable extension, including front and rear dormer roof extensions. The proposed changes to the roof are fairly substantial in terms of the bulk of the dormers although they would be set in from the sides and down from the ridge. However, whilst the front dormer would be prominent in the streetscene, as noted above, there are many similar examples in the immediate locality and in this context the proposed development would not be out of character in this instance.

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 It is considered that the proposal will not appear overbearing or lead to overlooking (subject to a condition restricting the first floor side window to be obscurely glazed) 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.

(iv) Parking

7.7 Currently the property has two bedrooms requiring the provision of two parking spaces. Whilst there would be an increase in the number of bedrooms to three, the parking requirement is the same. There is sufficient parking space to meet this requirement.

(v) Sewers

- 7.8 As noted above, Southern Water has advised that there is a public sewer at the rear of the site and as such, recommend a pre-commencement condition for details of how the public sewer will be protected. The applicant has agreed to this pre-commencement condition.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/22/01126 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:

DWG 100 - LOCATION AND SITE PLANS

DWG 200 - PROPOSED SITE PLAN

DWG 400 - PROPOSED GROUND FLOOR PLAN

DWG 401 - PROPOSED FIRST FLOOR PLAN

DWG 402 - PROPOSED ROOF PLANS

DWG 600 - PROPOSED ELEVATIONS

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.

- 4 The 1st floor level window in the south western side elevation hereby permitted shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4; and it shall be only openable above a height of 1.7m above the

internal floor level of the room to which it serves.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the commencement of development, details of measures to be undertaken to protect public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.