
Site Address: 82 Silvester Road, Waterloo, PO8 8TS
Proposal: New porch; loft conversion (including raising the ridge level, pitched roof front dormers and flat roof rear dormer, weather boarding to gables), rear extension (to replace existing conservatory). Revised application.
Application No: APP/20/00809 Expiry Date: 04/11/2020
Applicant: M Sibley
Agent: Mr Gosling Case Officer: Selina Donophy
 PMG Building
 Design&Consultancy Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Silvester Road, Waterloo. This dwelling has a hipped roof with brown tiles and is of red brick construction, towards the front is a low brick boundary wall with an entrance gate to a hardstanding. There is access down the side of the property, leading to a detached garage sited towards the rear and a grass lawn area towards the front.

This area is predominantly residential, with a mixture of housing styles with the immediate area mainly consisting of detached bungalows and chalet bungalows, with some two storey properties.

Due to coronavirus it was not possible to undertake a full site visit at this property, therefore this proposal has been assessed based on photographs provided by the applicant.

2 Planning History

APP/17/00530 - Erection of 2 No. 3 bed detached bungalows with a detached garage for each property (Approved 08/09/2017). Request to Discharge Conditions 3, 4, 6, 9, 10 and 11 (03/04/2018). Request to Discharge Condition 5 (27/09/2019)., PERM, 08/09/2017

APP/20/00404 - New porch; loft conversion (including raising the ridge level, pitched roof front dormers and flat roof rear dormer, weather boarding to gables), rear extension (to replace existing conservatory)., PERM, 15/07/2020

3 Proposal

New porch; loft conversion (including raising the ridge level, pitched roof front dormers and flat roof rear dormer, weather boarding to gables), rear extension (to replace existing conservatory). Revised application.

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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner
No comment

Councillor E Shimbart - Hart Plain
No comment

Councillor P Bains - Hart Plain Ward
No comment

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: 9

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

(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.

This proposal is a resubmission including the proposed alteration of the materials proposed to the front and rear dormers.

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

Previous assessment under APP/20/00404 : -

7.3 This proposal comprises a rear extension following the demolition of the existing conservatory and alterations to the roof including raising of the ridge and dormers to the front and rear roof slopes. Other alterations include a porch and cladding to the gable ends.

7.4 The proposed rear extension would be sited in the same position as the existing conservatory following its demolition. It would have dimensions of approximately 5.5 metres in width, set in slightly from the western side, a height of 2.8 metres, with a flat roof and raised lantern rooflight and a depth of 2.9 metres. The roof would overhang the rear elevation. The extension would benefit from a generous amount of windows which are proposed to both sides and the rear alongside large bi-fold doors. An additional window is also proposed to the side elevation facing west at ground floor level. Materials proposed include bricks to match existing. This extension would be set back towards the rear of the property and therefore would not be visible from the public realm, in scale and design it is judged to be in keeping with the existing property.

7.5 Alterations proposed to the roof would significantly alter the appearance of this property. The ridge is proposed to be raised by approximately 1.45 metres from the existing ridge line to create a total height of 6.5 metres, building up at the sides modifying the existing hipped roof design to create a barn hip roof. To the front roof slope 3 pitched roof dormers are proposed which are relatively modest in size, serving 2 bathrooms and a bedroom. A small rooflight is also proposed to the front roof slope. A flat roof dormer is proposed to the rear roof slope, creating space for bedrooms, with dimensions of approximately 9.4 metres in width, 1.8 metres in height and 1.8 metres in depth, this follows amendments of a reduction in width by 2 metres. The design of this dormer is judged to be generally in keeping with the Havant Design Guide SPD (2011) in that it is set down from the ridge, up from the eaves and in from the sides. Although the width, even following the reduction in size is still judged to be fairly large, the centralised positioning is considered to make this appear more subservient. In addition there are examples in the immediate area of similarly sized dormers and as this is sited out of view of the public realm, on balance it is judged to

be acceptable.

- 7.6 The proposed build up of the roof would make this property appear more prominent from the road with the increase in roof height bringing the roof approximately on level with the height of the roof at the neighbouring property, no 80 which has a pitched roof. The proposed height is not judged to be out of keeping within the context of the area. The appearance of the property would be of a similar design to that at no 86 which is sited next door but one to the west of the application site and there is a reasonable amount of variation in property design in the immediate area. The cladding proposed to the gable ends would be in bluey grey weatherboarding and tiles to the roof would be in slate. This is not considered to be harmful to the character of the area.

Alterations proposed as part of this application :

- 7.7 This application proposes to alter the materials to the front and rear dormers from the tile hung aesthetic previously granted permission under APP/20/00404 to be clad in a bluey grey colour weatherboard cladding to match the gable ends which were granted permission under the previous planning application. The dormers to the front roof slope are fairly modest in design terms and therefore the cladding proposed is not judged to make the dormers appear increasingly prominent on the roof slope, especially as there is already some element of cladding expected to the building in the form of the approved gable ends. The dormer to the rear would not be highly visible from the road and therefore any impact on the streetscene would be minimal.
- 7.8 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

Response to previous application APP/20/00404

- 7.9 To the west of the application site is no 84 Silvester Road which is a pitched roof bungalow. On the side elevation facing this property there would be a total of 3 windows at ground floor level as a result of this proposal. As there was a conservatory in this position before there would not be significantly more windows on this side and therefore there would not have any significant impact on privacy or overlooking. The gap retained between the properties totals approximately 7.5 metres, therefore the rear extension and additional roof bulk is not judged to have any overbearing or shadowing impact upon no 84. Although the rear dormer would result in the addition of windows at first floor level, these would have outlooks down the rear garden of the application site.
- 7.10 To the east of the application site is no 80 Silvester Road, which is a pitched roof chalet bungalow. No 82 and no 80 are sited fairly close with a separation distance of approximately 1.3 metres between both properties. There is a window on the side elevation facing west at no 80 which, after a planning history search, appears to serve a dining room. Due to the proximity of the buildings, coupled with the increase in bulk, mass and height of the roof, impact on this window has been considered. This window is set back behind the rear elevation wall of no 82 which will not be altered as a result of this proposal as the rear extension would be located towards the west of the rear of the application site. Due to the proximity of the build there is judged to be some impact

on the outlook of this window however this is not considered to be overly harmful due to the position of the window and the existing boundary fence of approximately 1.8 metres in height.

- 7.11 To the rear of the property is an outbuilding to the rear of no 26 Rimington Road , however there is a separation distance of over 40 metres. This proposal is not judged to have any significant impact upon this property.

Effect on neighbouring properties due to alterations to proposals as part of this resubmission :

- 7.12 The proposed alterations to materials to the front and rear dormers are not judged to have any harmful impact to the amenity of neighbouring properties.
- 7.13 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/20/00809 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:

001 REV D Location and block plan
002 REV G Proposed plan and elevations
003 REV E Proposed details

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.