
Site Address: 97 Silverdale Drive, Waterlooville, PO7 6DU
Proposal: Single storey rear extension, hip to gable roof alterations to create loft conversion with front and rear dormer windows, new entrance canopy.
Application No: APP/20/00975 Expiry Date: 14/12/2020
Applicant: Mr & Mrs Marchant
Agent: Mr Harding Case Officer: Joseph Toole
 BH Architecture Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

97 Silverdale Drive, Waterlooville, is located to the northern side of Silverdale drive. The application site is semi detached bungalow comprising of red facing brickwork plinth with off white rendered upper levels and concrete interlocking roof tiles. Vehicular access is from Silverdale Drive with parking to the front.

The property is located in a residential area with most of the properties being semi detached bungalows. It is worth noting many of the properties have undergone works including loft conversions.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension, hip to gable roof alterations to create loft conversion with front and rear dormer windows, new entrance canopy.

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

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This development looks perfectly acceptable, despite some small loss of light to our study	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
- (iv) CIL

- (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 development would involve the erection of a single storey rear extension after the demolition of the existing lean-to-structure, hipped to gable end roof alterations to create a loft conversion with front and rear dormers, and a proposed entrance canopy after the removal of the existing porch.
- 7.4 The proposed rear extension replaces the existing lean-to-structure which would provide a kitchen and garden room. It would have a width of approximately 7.4 metres the same as the existing property, a depth of approximately 3.6 metres approximately 0.7 metres further out than the existing lean-to-structure. The proposed extension would have a flat roof with two rooflights having a maximum height of approximately 4 metres.
- 7.5 The proposed loft conversion would have a hip to gable end with front and rear dormers to enable the construction of two bedrooms and a shower room at first floor level. The proposed front dormer would have a length of approximately 5.5 metres, a depth of approximately 3.3 metres and a flat roof with a maximum height of approximately 2 metres. The proposed rear dormer would have a length of approximately 6.9 metres, a depth of approximately 3.4 metres and a flat roof with a maximum height of approximately 2.1 metres.
- 7.6 The existing porch would be replaced by an entrance canopy. It would have a width of approximately 2.2 metres, a depth of approximately 0.9 metres and a pitched roof with a maximum height of approximately 3.8 metres.
- 7.7 The proposed rear extension would have facing brickwork plinth and rendered upper levels with a flat roof. The proposed gable end and front and rear dormers would have concrete vertical tiling and dormer cheeks with a flat roof on the dormers. The proposed entrance canopy would have concrete interlocking roof tiles to match the existing. Overall, it is considered that the proposed development would appear in keeping within the context of the main dwellinghouse.
- 7.8 The proposed development would be visible from the street scene with the introduction of an entrance canopy, gable end roof and front dormer. Along the street there are flat roof dormers visible including No.99 Silverdale Drive attached to the north side of the property. Furthermore, No.s 65 and 91 Silverdale Drive have undergone a hipped to gable conversion. Therefore, it is considered that the proposed development would on balance be in keeping with the character of the area.
- 7.9 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 .

- 7.10 To the front of the property there would be two additional windows in the first floor dormer serving the landing area and shower room. These would face out onto the public highway and the front gardens of the surrounding properties. This is not considered to overlook any private amenity space and is thus deemed acceptable.
- 7.11 On the south west side due to the orientation of the proposed gable end roof it is not considered to result in a substantial loss of light to the neighbouring property. Furthermore, due to the separation distance of approximately 4 metres from the side

wall of the property and the side wall of No.95 Silverdale Drive it is not considered to appear overbearing. The proposed rear extension would be offset from the shared boundary with No.95 Silverdale Drive by approximately 2.2 metres. Due to the proposed size and roof design of the extension it is not considered to appear overbearing or result in a harmful loss of light to the adjacent property.

- 7.12 On the north east side the proposed rear extension would only extend out approximately 1 metre further than the rear wall of No.99 Silverdale Drive, therefore it is not considered to appear adversely overbearing or result in a substantial loss of light.
- 7.13 To the rear on the ground floor in the proposed rear extension there would be bi-folding doors and a window facing out onto the rear garden. These would be screened by the existing 1.8 metre high fencing along all boundaries. On the first floor there would be two windows in the proposed rear dormer which would serve two bedrooms. These views would create similar overlooking to what is existing along the street scene and is not considered to directly overlooking the immediate private amenity space of both properties either side.
- 7.14 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.

(iv) CIL

- 7.16 The proposed development would be less than 100sqm. therefore CIL does not apply.

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/20/00975

- 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 - 3
Proposed Plans - 2 REV C
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted the window in the first floor on the south west elevation facing No.95 Silverdale Drive shall be fitted with, to a height textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). fixed shut below 1.7 metre floor level and retained as such thereafter.

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.