
Site Address:	77 Silvester Road, Waterlooville, PO8 8TR		
Proposal:	First floor side extension.		
Application No:	APP/20/00058	Expiry Date:	23/03/2020
Applicant:	Mr & Mrs Cockburn		
Agent:	Mr Andrews	Case Officer:	Denise Sheath
	SDA Planning Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

77 Silvester Road, Waterlooville is a two storey detached dwelling with attached single garage, the dwelling is constructed with red brick and has a hung tiled roof. The property has an existing single storey rear extension.

The boundary treatment to the east rear elevation consists of the wall of the garage and extension at No. 75, the boundary treatment then continues along this boundary as hedging at a height of approximately 2m, the boundary to the rear consists of an approximate 1.8m wood fence with hedging and shrubbery within the neighbouring properties boundaries, the boundary treatment to the west consists of 1.8m wooden fencing with high hedgerow within this neighbouring property for half the boundary length.

Silvester Road is a mixed streetscene with regard to the styles and designs of the dwellings, many of the properties have been extended.

2 Planning History

05/70381/000 - Two storey side extension., REF,24/05/2005

05/70381/001 - Single storey side and rear extensions, canopy roof to front elevation., PERM,05/01/2006

APP/19/00912 - Application for Certificate of Lawfulness relating to single storey rear extension., WD,14/10/2019

APP/19/01037 - Single storey rear extension., PERM,05/12/2019

3 Proposal

First floor side 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

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection.

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: 13

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

(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 is for a first floor side extension with front and rear dormers above the existing attached garage and ground floor bedroom, the proposal would be visible from the public realm, the property is set back approximately 11 metres from the highway. The scheme is to create an additional bedroom within additional roof space. Given the plot size, the proposal would result in an increase to the original volume of the property. However, there is no increase in the existing footprint of the property and it is considered the proposal can be adequately accommodated within the extent of the site.

- 7.4 For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends first floor side extensions should be subservient to the main building with a lower ridge height so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the street scene being adversely affected. There will be an approximate 2m from the side elevation to the neighbouring property to the west.
- 7.5 The roof of the extension is 2.8 metres lower than the existing ridge and is set in 0.4 metres from the front elevation of the property. The extension remains relatively modest in scale as it would not extend further than the existing width of the garage. It is therefore judged that the development is unlikely to look cramped within the existing street scene.
- 7.6 The materials are to match those on the existing property, the proposed materials are considered respectful of the main property.
- 7.7 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

- 7.8 This proposal is likely to have the most impact on no 79 which is situated to the West of the proposed site. The proposed extension is approximately 2.1m from the facing side elevation wall of this property, there are to be no windows inserted in to this facing elevation which would mitigate the impact of overlooking, the proposal is unlikely to cause overshadowing or be overbearing in nature. Therefore, the impact upon this neighbouring property is acceptable
- 7.9 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) Parking

- 7.10 The number of bedrooms would be increasing from 4 to 5 , therefore in accordance with the HBC Parking SPD (July 2016) there would not be any requirement for additional parking spaces this property.

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/20/00058 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:

Application Form - Received 27 January 2020

Tree Statement - Received 27 January 2020

Site Plan, Existing and Proposed Block Plan - Drawing No. 005 - Received 27 January 2020

Existing Floor and Roof Plans - Drawing No. 003 - Received 27 January 2020

Existing Elevations - Drawing No. 004 - Received 27 January 2020

Proposed Floor and Roof Plans - Drawing No. 006 - Received 27 January 2020

Proposed Elevations - Drawing No. 002 - Received 27 January 2020

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.