
Site Address:	77 Silvester Road, Waterlooville, PO8 8TR		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01037	Expiry Date:	12/12/2019
Applicant:	Mr Cockburn		
Agent:	Miss Tsigka	Case Officer:	Denise Sheath
	P W P Architects Ltd		
Ward:	Hart Plain		
Site Visit Date:	19/11/2019		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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 application is regarding a further single storey rear extension which is seeking retrospective planning permission.

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 street scene 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

3 Proposal

Single storey rear 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)

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

5 Statutory and Non Statutory Consultations

None 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: 12

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

(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 application is to seek retrospective planning permission for a single storey rear extension, the extension has a depth of 3.280m, a width of 5.5m and a height of 2.95m with a roof lantern at a height of 3.61m, the materials which have been used in the development match those on the existing dwelling. The extension is not visible from the public realm and does not create a harmful impact on the character of the area.

7.4 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

7.5 The neighbouring properties to the rear have a distance of approximately 36.7m and are screened by the boundary treatment of wooden fencing with hedging and shrubbery within their boundary, therefore the impact on these neighbouring properties is minimal.

- 7.6 The neighbouring property to the east already benefits from a modest extension protruding a further approximate 12.25m along the shared boundary, there is a gap of 1.6m from the retrospective extension to the boundary and there are no windows or doors within this elevation, therefore the impact upon this neighbouring property is minimal.
- 7.7 The neighbouring property to the west is screened by the 1.8m wooden fence and high hedge, this property already benefits from a single storey conservatory, there is a gap of 4.8m from the extension to the shared boundary and there are no windows or door inserted into this elevation, therefore the impact upon this neighbouring property is minimal.
- 7.8 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 PLANNING PERMISSION IN RETROSPECT** for application APP/19/01037 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 17 October 2019
Site Location Plan - Drawing No. 1100 Rev A - Received 17 October 2019
Block Plan - Drawing No. 1101 - Received 17 October 2019
Existing Floor Plans - Drawing No. 1200 Rev B - Received 17 October 2019
Proposed Floor Plans - Drawing No. 1201 - Received 17 October 2019
Existing Elevations - Drawing No. 1300 - Received 17 October 2019
Proposed Elevations - Drawing No. 1301 - Received 17 October 2019

Reason: - To ensure provision of a satisfactory development.