
Site Address:	80 Silvester Road, Waterloooville, PO8 8TS		
Proposal:	Rear single storey extension and side porch.		
Application No:	APP/19/01088	Expiry Date:	31/12/2019
Applicant:	Mr Ian Colvin		
Agent:	Mr D Treagus	Case Officer:	Joseph Toole
	Derek Treagus Associates		
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

80 Silvester Road is on the northern side of Silvester Road. The application site is a detached, pitched roof chalet bungalow comprising a white render and brick finish with red roof tiles. There is a wooden fence with concrete posts along the east of the application site which varies in size from 1.2 metres to 1.8 metres in high.

The property is within a residential area of mainly detached properties on all sides, which vary in size, scale, massing and design.

Under planning permission APP/17/00530 a new access was created to the east of the application site for the erection of two 3 bed detached bungalows, which are located to the back of the property.

2 Planning History

00/64966/000 - Rear extension to include additional accommodation within roofspace, and attached garage to side, PERM,27/03/2000

APP/17/00530 - Erection of 2No. 3bed 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

3 Proposal

Rear single storey extension and side porch.

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

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: 6

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 proposed development would involve the erection of a side porch on the east side of the property. It would have a maximum height of 3.7 metres, width of 2.9 metres and would extend 1.5 metres from the existing property. The proposed side porch would have a pitched roof and be positioned slightly forward from the existing side porch of similar design at No.78 Slivester Road.

7.4 The proposal would also include a flat roof rear single storey extension. It would have a width of 5.8 metres and depth of 4.3 metres to align with the existing garage. The proposed extension would have a maximum height of 3 metres which would not exceed the existing eaves. There would be a roof lantern with a maximum height of 0.7 metres and bi-folding doors to the back facing the rear garden.

7.5 The proposed side porch would use roof tiles to match the existing property. The proposed rear extension would have cream coloured cladding which would match the existing outbuilding. This would compliment the main building and add value to the

property.

- 7.6 The proposed development would be subservient to the host dwelling. It is considered that the porch and extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.
- 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 The proposed side porch would be partially screened by the 1.2 wooden fencing and separated by the access road, therefore it would not be materially harmful in terms of overbearing or overshadowing to No. 78 Silvester Road to the east of the application site.
- 7.9 The proposed rear extension would not be visible from the public realm, having a separation distance of approximately 7 metres from the side wall of the proposed extension to the side wall of the neighbouring property to the east (No. 78 Silvester Road). There would be two proposed windows on this side which would be partially screened by the boundary treatment and the access road which runs between the two properties. Therefore, the proposal would not be materially harmful in terms of overlooking or loss of private amenity space to this neighbouring property.
- 7.10 Due to the location and nature of the proposed rear extension, it is not considered to have an adverse impact on the occupiers of the properties at 82 Silvester Road to the west, 78A and 78B Silvester Road to the north and 93 and 95 Silvester Road to the south.
- 7.11 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/19/01088 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:

Location Plan

Site Plan

Existing Floor Plan and Elevations

Proposed Floor Plan and Elevations 19/851/01

Reason: - To ensure provision of a satisfactory development.