

Number of neighbour notification letters sent: 7

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 development as proposed would see the existing modest bungalow increased to a size that would give it more prominence within the street scenes of Silverdale Drive. However, the increased size of the dwelling, as proposed, needs to be considered against the varied character and appearance of the immediate and wider area. A large number of dwellings have been extended into the roof, with no set style or design, although box dormer windows are a consistent theme. It is noted that the ridge of the dormers will not be set below the main ridge height of the main dwelling, and therefore is contrary to the Havant Borough Design Guide, however this is a feature visible on other properties within close proximity to the application site and therefore it would be difficult to reference this as a reason to justify the refusal of the application.

7.4 The proposed extension to the front of the property is considered to be modest and will not extend beyond the principal elevation which is currently shown as bedroom 1. The proposed materials are to match those used on the host dwelling and as such it is not considered that this element of the proposal would result in a significant impact on the character of the area.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and properties within close proximity to the site 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

7.6 Due to the proposed location of the front extension, it is not considered that this element of the application would have an adverse impact on the occupiers of the properties to the north east, south east or south west.

7.7 The proposed extension to the front of the property will be set approximately 1m from the north western elevation and will have no windows to the side elevation. It is therefore not considered to impact the occupiers of No. 133 Silverdale Drive.

- 7.8 The proposed increase in height of the roof and addition of side dormers are not considered to have an impact on the occupiers of the neighbouring properties in terms of loss of light or overbearing. The rear wall of the property to the south east (137 Silverdale Drive) follows a similar line to the rear wall of the original property of the application site. Concerns were raised that the proposed window for bedroom 5 on the south eastern side would result in significant overlooking towards the private external amenity space of No. 137 Silverdale Drive. These concerns have been alleviated following the submission of an amended plan, showing this window is to be obscurely glazed and fixed shut to a minimum height of 1.7m from finished floor level, and a condition is to be added to ensure the glazing is retained in this way. The rear wall of the property to the north west (133 Silverdale Drive) is set approximately 3m further back than the original rear wall (excluding sunlounge) of the application. It is therefore not considered that the windows on the north western dormer would significantly overlook the private external amenity space of the occupiers of No. 133.
- 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.

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/19/00335 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 - received 25.03.19
Site layout plan - received 03.04.19
Existing elevations - 5147/2
Amended proposed elevations - 5147/5 (rev b)
Existing ground floor plan - 5147/1 (rev a)
Proposed first floor plan - 5147/4 (rev b)
Proposed ground floor plan - 5147/3 (rev a)
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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the north western elevation facing 133 Silverdale Drive (marked as Bedroom 5 on the floor plan No. 5147/4 (rev b)) shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.