
Site Address:	62 Silvester Road, Waterloooville, PO8 8TS		
Proposal:	Demolition of existing conservatory, erection of single storey rear extension and first floor extension over existing ground floor.		
Application No:	APP/19/00589	Expiry Date:	08/08/2019
Applicant:	Mr Mark Paine		
Agent:	Mr D P Manns	Case Officer:	Ross Leal
	D M Designs		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 62 is a detached two-storey dwelling located on the north side Silvester Road. The site is located within a residential area of mixed house designs and materials. The application dwellings is constructed of red/orange brick, with tile hanging to front first floor and has a front dormer above a projecting double garage element. Roof materials are brown profiled concrete tiles. The front of the site is laid to red paviers and can accommodate at least 4 cars. To the rear of the dwelling is an existing single storey flat roofed extension and a conservatory. No. 64 to the west is set further forward than the application dwelling and has windows facing the side of the site and also the site frontage. No. 60A is set back from the application dwelling and has 1 first floor landing window facing the rear of no.62. The application dwelling has no openings facing no.64 and has a door and small wc window facing towards the front of no.60A. Boundary treatments are a mixture of a dwarf wall at the front and fencing of varied heights with some boundary screen planting.

Trees at the site are the subject of a Tree Preservation Order.

2 Planning History

01/58384/001 - Crown reduce by 30% a Horse Chestnut tree (T1) at 62 Silvester Road subject to TPO 1030., PERM,20/12/2001
93/58384/000 - Conservatory to rear., PERM,
10/58384/002 - Crown reduce by 20% and crown thin by 10% a Horse Chestnut tree (T1) subject to TPO 1030., PERM,24/03/2010

3 Proposal

It is proposed to demolish the existing rear conservatory and erect a replacement single storey rear extension. in addition a first floor rear extension would be added over the existing ground floor element.

The proposed single story rear extension would be would be slightly deeper and wider than the existing conservatory at 3.65m deep and 6.22m wide rather than 3.2m deep and 5.5m wide. It would have a flat roof with large rooflight and would be 3m high. The conservatory is 2.5m at eaves and 3.1m at ridge. It would have a wide glazed rear element including bifold doors. No side window(s) are proposed facing no.64.

The proposed first floor rear extension would be width and depth as the existing rear extension and would site on top of what it at present a flat roofed extension. Width would be 3.65m and depth would be 3.65m. The extension would have a rear gable and eaves level of 5m with central ridge line at 6.4m. No side openings are proposed facing no.60A or no.64. To the rear first floor there would be a large glazed element extending up towards the ridge line, this would light an extended bedroom area and be non-opening. At ground floor, bifold doors would be installed to serve the dining room.

Materials are proposed to be brick and tile to match existing, with the flat roof of EPDM (rubber) in a dark anthracite colour. New windows would be anthracite grey aluminium framed.

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. There should be no mixing or storage of materials on the lawn.

The agent has confirmed that trees at the front of the site will not be affected by deliveries and that trees at the rear are a significant distance from the development and no root damage will occur. It is evident that the TPO'd trees will not be affected.

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: 1

Comment	Officer Comment
The occupier of a dwelling located to the rear of the site has raised an objection due to the introduction of the proposed large rear window in the first floor extension and this being closer to the joint boundary. The objector considers that the window area would directly overlook the rear of their dwellings, including rear rooms, a patio and the garden area. Also that the 'field of vision' would be increased due to the size of the window. The objector considers that the size, design and appearance of the window(s) would be overbearing and give rise to a feeling of constant overlooking and that this would be seriously detrimental to their privacy.	See section 7 in this report.

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, including privacy to rear

(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 would result in a change to the appearance of the rear of the application dwelling and the introduction of more modern elements into the design in terms of windows. The design would otherwise be subservient to the appearance of the main dwelling and sympathetic in terms of the mainly matching materials. The proposed extensions would not be generally visible in the street scene and would therefore have little or no impact on the appearance and character of the area in general, although the first floor extension would be seen from dwellings to the rear in Orchard Grove.

With regard to visual impact when viewed from dwellings in Orchard Grove, it is considered that the introduction of more modern window materials and design would not be particularly incongruous and would introduce more visual interest into the appearance of the dwelling, albeit that for the most part it would be the first floor rear window only that would be seen. This is not considered to be harmful to the visual amenity of surrounding occupiers.

The design and appearance of the proposal is therefore deemed appropriate in context to the existing dwelling, the site and the locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

7.4 (iii) Effect on neighbouring properties, including privacy to rear

The proposed rear extension has not proposed side windows and as such would not give rise to overlooking or privacy loss to the dwellings on each side in Silvester Road. The existing dwelling at the site is set away from the adjoining dwellings by 2.5m in the case of no.60A and by 3m in the case of no.64 and the proposal does not result in the existing dwelling being any closer to those dwellings. The staggered relationship between the dwellings means that the proposals would not be unduly dominant in proximity to the adjoining dwellings. In addition, the relationship between the dwellings in terms of their siting and their existing windows is such that neither proposed extension would result in light loss to their side windows. Due to the siting of these dwellings there is no encroachment by the extensions into 45 degree outlook from adjoining dwellings.

In terms of the potential impact on properties to the rear and in particular the impact on the objector, the proposed extensions would be 15m from the rear joint boundary and 33m back to back. This separation is in accord with the Councils Design Guide and is considered to be acceptable and not to result in harmful privacy loss. It should also be noted that the nationally accepted back to back separation distance is 20m-21m and that the proposal exceeds that by at least 33%. The proposal would move an existing smaller first floor bedroom window outwards by 3.65m and the proposal does include a much enlarged window. And whilst this new larger window will be seen, it is not considered that there would be an appreciable potential for overlooking or privacy loss, particularly given that the room it serves would be a bedroom.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

8 Conclusion

- 8.1** The scale, siting and design of the proposal are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00589 for the following reasons/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:

Drawing Number PAINE 01A/1 of 1/Revision A - Dated 20.05.2019

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.