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Site Address: 151 Silverdale Drive, Waterloooville, PO7 6DX  
Proposal: Proposed single-storey rear extension and loft conversion with rear dormer and hip to gable roof; new porch canopy to front.  
Application No: APP/19/00112                      Expiry Date: 31/05/2019  
Applicant: Mr Sneddon  
Agent: Mr Leroy-Smith                      Case Officer: Bee Crawford  
            Carl Architect Ltd  
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a semi-detached bungalow with a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level and open to all boundaries at the front of the property with vehicular access leading to a block paved drive and gravel parking area. The rear garden has a patio area, artificial grass, shrubs and a summerhouse and is enclosed to all boundaries by fencing ranging in height from 1.5 metres to 2 metres.
- 1.2 The adjoining semi-detached bungalow is to the south east, a pair of semi-detached bungalows are to the north west and opposite, and the rear gardens of properties in Lynwood Avenue are to the rear. The area is of medium density with detached and semi-detached bungalows and chalet bungalows of similar and different age, style and design.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the construction of a single storey rear extension and loft conversion with rear dormer and hip to gable roof, rooflights to front roof slope, together with a new porch canopy to the front.

## **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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

None.

**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: 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 proposal is for a hip to gable roof extension, porch canopy, rear dormer and single storey rear extension and the roof extension and porch would be visible from the public realm. There are numerous properties with similar types of development within the vicinity and it is therefore considered the proposed hip to gable conversion would not be incongruous within the street scene. Furthermore, it is noted in isolation this element of the scheme could be built within the realms of permitted development. The proposed rear dormer is relatively large, but has been set in from the boundary with the adjoining property and below the ridge height.

- 7.4 The single storey rear addition is a continuation of the north western elevation and is set in from the boundary on the south eastern side. It will replace the existing conservatory and verandah and has a depth of 3 metres with a flat roof with roof lights to a total height of 3.4 metres. Although the increase in the original footprint of the property is relatively modest, the scheme would result in a generous addition to the original volume of the property, although this can be comfortably accommodated within the extent of the site.
- 7.5 The new porch canopy has a pitched roof to a height of 3.4 metres and would serve the relocated entrance door to the property.
- 7.6 Whilst there is an increase in the number of bedrooms from two to three, there is no requirement for any additional spaces and sufficient parking exists on the site for the two spaces required under the HBC Parking SPD July 2016
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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 Part of the proposal is to provide first floor accommodation within the roof space and there are no windows in the new side gable or in the sides of the proposed new dormer which is set below the ridge height. Although the rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, it is noted in isolation, a sizeable dormer could be constructed without planning permission. It is therefore judged any impact would not be unacceptable.
- 7.9 The siting of the proposed extension could be considered to lead to a loss of light to the adjoining neighbouring property at 153 Silverdale Drive. A 45 degree angle test indicates that whilst the extension would fall within the overshadowing zone of the patio doors of this property, this would still apply if it were to be built under permitted development. It is also noted the rear extension has a modest depth of 3 metres and requires planning permission due to the proposed height.
- 7.10 There are no side windows in the rear extension which is set in 0.4 metres from the boundary with 153 Silverdale Drive and whilst the rear elevation of the extension is predominantly glazed it is considered any resulting impact would be minimal.
- 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.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00112 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Location plan, existing and proposed site plan; existing and proposed floor, elevations and roof plan; proposed section plan.  
  
**Reason:** - To ensure provision of a satisfactory development.