
Site Address:	94 Silvester Road, Waterloooville, PO8 8TS		
Proposal:	Single storey rear extension and landscaping to rear garden. (Retrospective Application)		
Application No:	APP/19/00071	Expiry Date:	08/04/2019
Applicant:	Mr & Mrs Rowett		
Agent:		Case Officer:	Emma Chisnall
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 94 Silvester Road is a detached bungalow situated on the north side of the highway in Waterloooville. The dwellinghouse is positioned at an angle in its plot and is positioned at the top of a hill meaning the dwellings to the west are on significantly lower land levels than No 94 and that the dwellinghouse has a prominent position within the streetscene. No 94 is constructed of a cream render with facing brickwork, brick quoining detail and a mixture of normal, bay and oriel windows. The front amenity space is adequate in size and fully hard-surfaced in order to accommodate parking for two cars which alongside the detached double bay garage onsite provides a provision for parking multiple cars.
- 1.2 To the rear the dwellinghouse has an adequate amenity space which is on a sharp incline of land to the east. The full garden used to be laid as lawn however alongside the retrospective side extension which has been built an area of paving and steps have been laid along the rear west side of the amenity space leaving the majority of the amenity space as lawn. A 1.8m timber fence surrounds this curtilage as well as to the rear and east which provides some screening of the site which is effective alongside the works which have been built in a lower position within the plot.

2 Planning History

04/69461/000 - Rear extension. Alteration to roof to provide additional living accommodation in roof space comprising dormer window(s) to north east and south west elevations. Conservatory to rear. Porch to front elevation. Detached double garage., REF,19/11/2004
05/69461/001 - Erection of a porch to the south west elevation and a detached double garage to the east of the dwellinghouse., PERM,09/06/2005
09/69461/002 - , PERM,23/02/2009

3 Proposal

- 3.1 Single storey rear extension and landscaping to rear garden. (Retrospective Application)

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

Engineering Services, Havant Council

Insufficient information to comment regarding drainage impact of development. I would certainly request that the applicant provides evidence that neighbours have not been affected by displaced rainwater.

Officer Comment: *Information has been submitted from the agent which states that with the perimeter land drainage around the patio area alongside a pea shingle edging and scalplings that the drainage has worked perfectly even in wet conditions. As no direct complaint has been made in regards to the drainage and the works consist of a modestly scaled householder development the works are unlikely to have a significant adverse impact to drainage and as such it is considered that the application would not require further detail being submitted and the works are unlikely to result in significant harm.*

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: 1

Comment	Officer Comment
1.The plans submitted with the application showing my property are not complete - I refer you to the Block Plan document which does not show my kitchen which extends out to the rear of my property. This has three bifold doors allowing the whole of my side facing the extension to be opened up. The new extension provides the	See section 7

occupiers of 94 Silvester Rd an interrupted view into my kitchen whether the doors are shut or open but particularly in the winter when the lights are on and the summer when the doors are open as they often are. The patio in front of the doors is also in view so when sun bathing etc as a Woman I would feel very vulnerable sunbathing particularly as the windows will be reflecting sunlight or if it is darker inside their house, I will not be able to see who is on the other side of the glass.	
2. The extension also towers above my property making me feel hemmed in when in the back garden or kitchen area. The only part of my garden which is not under the direct gaze of the extension is close to the fence on their side. The height does not directly reduce the sunlight coming into my garden but when there is no sun the area appears and feels darker when outside on the patio like having a block of flats next to the garden. Note that the extension is built on what is already a significantly elevated position.	See section 7
3. There was already a window overlooking the property before the extension but this window provided very limited view into the kitchen and did not have a direct view into most of the garden. Although this window is a still a problem to me having three full windows looking directly into my garden makes me feel as though I or anyone living in the property is on television the whole time and feels very invasive.	See section 7
4. It is certain this development will decrease the potential sale of my property and its rentability.	Not a material planning consideration
I would like a planning officer to view to extension in question from my kitchen and patio.	Site visit performed

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 subject of this application has sought formal planning permission on a retrospective basis following an investigation by the Councils Enforcement Team. As such, it is important to note that the extension, paving and stairs were mostly complete at the time of the officers site visit, albeit not finished.

7.4 Both the extension and patio area are positioned to side and rear of the property and as such, particularly due to the orientation and position of No 94 within the application site, the works are not readily visible within the existing streetscene of Silvester Road. The proposed extension by reason of its mass, scale and position of No 94 combined with the set off from the boundary and roof design is considered to create a subservient appearance on No 94 which is compliant with guidance as stipulated in the Borough Design Guide. With being finished in matching materials to that of the existing the visual impact is considered to be acceptable and would ensure that the works do not result in any significant adverse impact to the character and appearance of the area or visual amenity of the existing streetscene.

7.5 Following a site visit it was noted that the patio area has been set down in the ground level significantly at No 94 and has, so far, been carried out to a high specification which ensures that the works look to a good quality. Whilst it is acknowledged that the steps and patio are higher in level the works follow the existing topography of the application site and alongside retaining the majority of the amenity space as lawn to the east the development is considered to not create a significant adverse impact to the application site and No 94. Therefore the works are considered to have a limited impact on the visual amenity of the area and are considered to be acceptable.

7.6 As the development is positioned to the side and rear of the application site and would therefore have a very minimal impact when viewed from public vantage points, it is not considered that the development would warrant a refusal of planning permission by virtue of the design and the impact of this on the character and appearance of the area.

(iii) Effect on neighbouring properties

7.7 The neighbouring property to the west No 96 Silvester Road has the potential to be impacted by the proposed development and a site visit was performed to the neighbour to establish the impact caused. Due to the varying land levels and that No 94 is on a higher position of land the works have the potential to appear more over-bearing than normal and concern has been raised in this regards. However, it

would be noted that the extension is single storey in height and is appropriately set off from the boundary by 1.5m at the closest point which combined with the roof form being angled away from the neighbour is considered to ensure that the development does not result in a significant enough additional impact to No 96 to warrant a refusal of planning permission. The works, therefore, are considered to be acceptable.

- 7.8 Two new windows have been erected within the extension which face south west and north west and following a site visit it was clear that the south west facing window created a view directly into the rear amenity and kitchen space at No 96 which created an un-neighbourly element of over-looking and loss of privacy. As the works are retrospective this window has been fitted with clear glass however, it is considered that in order to address this impact and bring back the privacy between the neighbours, this window should be fitted with obscure glass to Pilkington level 4 and fixed shut if lower than 1.7m from the proposed finished floor level. Above this height the window would be able to have clear glass and be openable which is compliant with guidance outlined in the Borough Design Guide. The applicant is in agreement with this and a condition shall be included with the decision outlining a timeframe within which the window would need be changed. This is considered to satisfactorily address this impact.
- 7.9 The second window in the north west elevation faces a more northerly direction which when stood at No 96 was considered to not create a direct view into the dwellinghouse and only impacted a limited part of the amenity space which was already partially over-looked by windows at No 94. Therefore, on balance, the window in its current position and orientation is considered to not impact privacy levels between the neighbours significantly enough to warrant amendments being made to it or the application being refused.
- 7.10 It is noted that although the north west facing window would allow a view towards the north and the dwellings to the rear along Birch Close the works are considered to be set suitably away from these neighbours to ensure the works result in a limited and acceptable impact. Therefore this window is considered to be acceptable in its current form.
- 7.11 Consequently, it is considered that with the alterations being made to the window in the south west side elevation of the sunlounge that the works would result in an acceptable impact to the adjacent neighbour and that the proposal is considered to be acceptable, subject to conditions.

8 Conclusion

- 8.1 It is considered that following an assessment of the application that the development would not result in a significant adverse impact which would justify a reason for refusal on this basis. Therefore, the development, subject to conditions, is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00071 subject to the following conditions:-

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

Site Location Plan: Licence No 100041041
Retrospective Site Layout Plan: Drawing No 5159/500
Photographs of the site: Received 11.02.2019
Retrospective Ground Floor Plan: Drawing No 5159/2- Rev A
Retrospective Elevations Plan: Drawing No 5159/3- Rev A
Section of Patio and Steps Plan: Drawing No 5159/4

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the details shown on the hereby approved plans, within one month of the date of this decision, the window in the south west side elevation which faces onto No 96 Silvester Road serving the sunlounge 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.