
Site Address:	29 Silvester Road, Waterlooville, PO8 8TJ		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00708	Expiry Date:	06/09/2019
Applicant:	Mr Webb		
Agent:	Mr Jay	Case Officer:	Denise Sheath
	The Planning Service		
Ward:	Hart Plain		
Site Visit Date:	13/08/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Silvester Road, Waterlooville, is a two storey semi detached dwelling constructed with brick and a hung tiled roof, there is a detached garage situated to the eastern elevation adjacent the existing rear extension and availability for parking of vehicles on the hard standing to the front of the property.

The rear boundary treatments consist of an approximate 1.8m wood fence surrounding the property with hedging, trees and shrubbery also screening the boundary treatments.

The properties along Silvester Road, are of varying designs, styles and materials.

2 Planning History

00/65394/000 - Detached single garage on east side, PERM,11/08/2000
06/65394/001 - Two storey side extension with single storey rear extension.,
PERM,06/07/2006

3 Proposal

Single storey rear extension.

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

Not required

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 rear extension would be replacing the existing single storey extension with the same footprint, it would be slightly visible from the north eastern elevation part of the streetscene but would have no more of an impact than the existing extension in situ. The proposal is of a good quality design and would be in keeping with the main dwelling. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.

7.4 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

7.5 The neighbouring property to the rear elevation of the application site is a distance of approximately 30.5m away from the proposal, they are also screened by 1.8m wooden fencing, hedging and shrubbery, therefore the impact upon this neighbouring property would be minimal.

7.6 The neighbouring property to the eastern elevation (No.25) is separated by a section of land with a footpath running from Silvester Road to Hart Plain Avenue, there is a distance of approximately 10m from these property boundaries. The section of land is screened by fencing, hedging and trees, the existing garage is also partially screening the proposal, therefore the impact would be minimal.

7.7 The neighbouring property to the west (No. 31) already benefits from a single storey rear extension. The proposal would not project any further than the existing extension which is to be demolished, there are no windows to be inserted along the side elevations. Therefore the proposal would have a minimal effect upon this neighbouring property.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area or on neighbouring amenity 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/19/00708 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:
Application Form - Received 12 July 2019
Design and Access Statement - Received 12 July 2019
Existing Block and Location Plan - Drawing No. E001 - Received 12 July 2019
Existing Photo Views - Drawing No. E002 - Received 12 July 2019
Existing Elevations - - Drawing No. E003 - Received 12 July 2019
Existing Floor Plans - Drawing No. E004 - Received 12 July 2019
Proposed Location and Block Plans - Drawing No. P001 -Received 12 July 2019
Proposed Elevations - Drawing No. P002 - Received 12 July 2019
Proposed Detailed Rear and Party Wall Elevations - Drawing No. P003 - Received 12 July 2019
Proposed Detailed Side Elevations - Drawing No. P004 - Received 12 July 2019
Proposed Floor Plans - Drawing No. P005 - Received 12 July 2019
Proposed Extension Plan - Drawing No. P006 - Received 12 July 2019
Proposed Cross Section(s) - Drawing No. P007 - Received 12 July 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.