

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: 5

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
- (iv) Parking

(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 works involve the creation of a side extension, front extension and an extension to the rear dormer. No 10 has a prominent position within the streetscene of Silverdale drive and the changes proposed shall alter the visual appearance of the dwellinghouse. Following a site visit it was noted that Silverdale Drive contains a diverse range of properties which have been developed in the past. The mixture of semi-detached and detached two storey, chalet bungalow and bungalow properties dilute any visual uniformity across the streetscene and many dwellings have developed into the roof, to the rear and/or to the side. Therefore, the works proposed to No 10 are considered to not disrupt a uniform or set character within Silverdale Drive and are considered to appear in keeping to similar developments present.

7.4 No 10 is a semi-detached dwelling with an attached neighbour to the south No 8. The visual balance between the two dwellings does differ with the single box dormer to the front and rear roof space of No 10 and therefore the alterations proposed to No 10 are considered to not significantly disrupt a balanced appearance across the dwellings as this does not exist currently. It is also noted that the hip to gable works can be carried out without the requirement for planning permission which would disrupt this further. Combined with the variety of different designs and appearances across neighbouring semi-detached dwellings the works proposed to No 10, on balance, are considered to not be significantly harmful to the visual appearance of the semi-detached pair. The development is therefore considered to be acceptable.

- 7.5 The design of the development has been amended in order for the works to maintain and achieve a natural break between itself and the dwellinghouse to the north No 12. With a 2m gap achieved between the proposed extension and shared boundary with No 12 the development is considered to sit appropriately within the plot size available whilst not appearing cramped or crowded with the gable roof form proposed. From continuing the existing building lines of No 10 the works, although not necessarily subservient, appear proportionate on No 10 and are considered to not appear as an incongruous feature. With matching materials the development is considered to appear in keeping to No 10 and not look significantly out of place.
- 7.6 It is noted that in its current form the amenity space to the front of No 10 has been dug up and has a skip on it. Although the proposal shall include the full hard-surfacing of this site to provide a parking provision this is a typical form of development within Silverdale Drive with many neighbouring dwellings having carried out the same development. Therefore the works, on balance, are considered to have an acceptable visual appearance on the immediate locality of the area.
- 7.7 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

- 7.8 The works have the potential to impact the adjacent neighbours No 12 and No 8 Silverdale Drive.
- 7.9 The previous relationship between No 10 and No 12 consisted of single bay garages being up to the shared boundary line towards the front of the property. The garage at No 10 has now been removed in preparation for the proposed side extension which extends towards the boundary line by approx 1.5m leaving a 2m gap between the development and shared boundary. This distance shall create a gap between No 10 and No 12 of approximately 5.8m. It is noted that the height of the front extension shall be extended to the existing ridge height of No 10 however due to the gap retained between the dwellings light levels are considered to not be significantly impacted as a result. Combined with the distances achieved, screening in place between the dwellings and that part of No 12 is screened by the garage in place the works are considered to not appear oppressive or over-bearing from No 12. No windows are proposed within the north side elevation of No 10 maintaining the existing privacy levels between the dwellings and preventing any over-looking.
- 7.10 No 8 Silverdale Drive is the dwellinghouse to the south which shall ensure that light levels are not significantly impacted reaching the neighbour. As the majority of the development shall be to the north east end of No 10 the works shall be set sufficiently away from No 8 to retain acceptable outlooks with the development not appearing significantly over-bearing from No 8. No windows are proposed within the side elevation of No 10 or within the side elevation of the proposed extension thereby protecting existing privacy levels between the neighbours. The development is therefore considered to be acceptable.
- 7.11 The proposed dormer to the rear shall be extended to be a full length. Although windows are proposed to serve a bedroom and bathroom these shall create a view directly along the rear amenity space of No 10 and are considered to not significantly impact the neighbouring dwellings amenity space to the rear. The works are therefore considered to be acceptable.
- 7.12 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.

(iv) Parking

- 7.13 The proposed extension shall extend the existing bedroom sizes but shall not increase the amount of bedrooms available. In order accord with the Boroughs Parking SPD three parking spaces are required to be accommodated onsite which could be accommodated when a garage was available. As this has been demolished three parking spaces are proposed to be positioned to the front of the dwellinghouse which meet with the required sizes and therefore accords with the parking standards SPD and are considered to be acceptable.

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/18/00797 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:
Block Plan: Unique Reference No #00321630/B5F9F
Location Plan: Unique Plan Reference No #00321629-07D76F
Existing and Proposed Front, Rear and Side Elevation Plan: Received 01.10.2018 Revision D
Existing and Proposed Floor Plan: Received 02.10.2018
Proposed Roof and Section Plan: Received 01.10.2018 Revision D
Existing and Proposed South West Elevation Plan: Received 01.10.2018 Revision D
Foundation Plan: Received 08.08.2018
Parking Layout Plan: Received 08.08.2018
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.