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Site Address: 169 Silverdale Drive, Waterloooville, PO7 6DX  
Proposal: Proposed single storey rear extension following demolition of garage and sun lounge. Hip to gable extension including enlargement to front and rear dormers. Proposed porch. Render and cladding to elevation.  
Application No: APP/18/00878                      Expiry Date: 29/10/2018  
Applicant: Mr & Mrs Fountain  
Agent: Mr Harding                      Case Officer: Bee Crawford  
             BH Architecture Ltd  
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a semi-detached bungalow and detached garage with a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with open vehicular access to the front, with a shingle parking area. There is a 1 metre high fence to the north western boundary, a dwarf wall and shrubs to the front and open to the south eastern boundary. The rear garden has a patio area and raised lawn, with a shed to the rear and is enclosed by 1.8 metre high fencing to the sides and a hedge to the rear.
- 1.2 The adjoining semi-detached bungalow is to the south east, a pair of semi-detached bungalows are to the north west, a detached bungalow is opposite and the rear gardens of properties in Buckland Close 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 following demolition of garage and sun lounge. Hip to gable extension including enlargement to front and rear dormers. Proposed porch. Render and cladding to elevations.

## **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**

### **Developer Services, Southern Water**

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer located within the site. The exact position of the public sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.

The works will be subject to approval under The Building Regulations.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

Southern Water requires a formal application for any new connections to the public sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

NB: Informative recommended.

#### **Arboriculturalist**

No objection. No trees will be affected by this proposal.

## **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 hip to gable enlargement and front dormer extension would be visible from the public realm, and whilst the area predominantly consists of bungalows, it is noted there are numerous properties with similar types of development within the vicinity. Therefore the proposed hip to gable conversion is not incongruous in the street scene. The proposed extensions to the existing front and rear dormers are relatively large, but have been set in from the roof edge and ridge and it would be inappropriate to resist the proposal for its impact in street scene terms.

7.4 The new entrance porch, render and cladding will upgrade and enhance the external appearance of the property.

- 7.5 There is no increase in the number of bedrooms at the property, only an enlargement of the existing accommodation within the roofspace, and sufficient parking exists on the site for the two spaces required under the HBC Parking SPD July 2016
- 7.6 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

- 7.7 The roof and dormer extensions are to enlarge the first floor accommodation albeit with no increase in the number of bedrooms. There are no windows in the new gable or any side windows in the extended dormers which are set in from the edge of the roof. Whilst it is acknowledged they are of a generous size, there are a number of properties in the immediate vicinity with similar extensions. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a degree of overlooking already exists from the existing dormer and this element of the proposal could be built without planning permission.
- 7.8 The rear extension is to replace the existing with a larger addition extending across the rear width of the property to a depth of 3.7 metres. It has a flat roof to a height of 3.1 metres with an additional small roof lantern 0.8 metres high.
- 7.9 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the south east. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the closest window at 171 Silverdale Drive, although it is judged the degree of impact is not so great as to constitute a defensible reason for refusal. Furthermore, no objection was received from the occupier of the property.
- 7.10 The proposed porch is open to all sides with supporting posts and will serve the re-located entrance door in the front elevation of the property. It is judged that any impact on the neighbouring properties would be minimal.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to additional 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/18/00878 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, additional information from BH Architecture dated 25/10/18 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:

Drg no. 1 Existing floor, elevations and roof plan  
Drg no. 2 Proposed floor, elevations and roof plan  
Drg no. 3 Location plan and proposed block plan  
Design and access statement dated 29/08/2018

**Reason:** - To ensure provision of a satisfactory development.