

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: 4

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 proposed to No 73 include a hip to gable enlargement, development of box dormers to the front and rear roof space and a single storey rear extension. Following a site visit to Silverdale Drive it was noted how diverse the streetscene is. There are bungalows, chalet bungalows and two storey dwellings in semi-detached and detached form. Many dwellings within the streetscene have carried out hip to gable enlargements and loft conversions resulting in a varied and different visual appearance within the streetscene. The development proposed to No 73 shall therefore not look significantly out of character within Silverdale Drive.

- 7.4 Currently No 73 has a roof form consisting of a part hip which extends up to a higher ridge line. The dwellinghouse is semi-detached and the neighbour has a modest box dormer to the front of the dwellinghouse with a single storey forward extension. It is acknowledged that the works proposed to No 73 may disrupt the visual appearance of the semi-detached dwellings but it is considered that this has already been impacted by the neighbours dwelling design and therefore the dwellings do not have a uniform appearance that would be impacted as a result.
- 7.5 The works proposed to No 73 include a hip to gable extension which without the proposed dormer is development that could be carried out without the need for planning permission. The works shall retain a suitable visual break between the neighbouring dwellings No 73 and No 71 and due to the other examples present within Silverdale Drive the visual impact caused is considered to be limited.
- 7.6 The dormers proposed to the front and rear are considered to be proportionate to the roof space available and shall be set down from the ridge height, up from the eaves and in from the side elevations. A flat roof reduces the mass and bulk of the development and with other similar examples of box dormers in the streetscene of Silverdale Road alongside the roof form of No 73 the works are considered, on balance, to be acceptable.
- 7.7 A grey cladding is proposed to be fitted on the dormers to the front and rear. Cladding is present within Silverdale Drive however to ensure its shade and finish are appropriate a condition shall be included for samples to be submitted to the Local Planning Authority for approval.
- 7.8 The proposed extension to the rear shall be flat roofed, single storey and hidden from the public realm and Silverdale Drive by No 73 thereby having an acceptable visual impact.
- 7.9 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

- 7.10 The works have the potential to impact Nos 71 and 75 Silverdale Drive. It is noted however that no objections have been made to the scheme.
- 7.11 Concern was raised by the case officer with the application as No 73 has an existing conservatory with a solid wall to the north east side which was going to be demolished as part of the works. Following a site visit it was clear that this wall was attached to the neighbours extension and removing it could impact the neighbours wall and certificate B should be served. Confirmation has now been received that this wall shall be retained as part of the development and not demolished. No guttering shall be erected to the side either and therefore certificate A is considered to be acceptable and the wall at the neighbours dwelling retained.
- 7.12 No 75 Silverdale Drive has extended to the rear at single storey. The works proposed to No 73 shall be to the same depth as the extension at No 75, single storey in height and the width of the dwellinghouse. Due to the developments's being in line with one another with no windows present; and from the extension being flat roofed the works are considered to result in a limited an acceptable impact.

- 7.13 The proposed rear dormer is served by two windows for the same bedroom. The windows shall look directly into the rear amenity space of No 73 and whilst there would be some additional overlooking to the rear amenity area of No.75 this would be at an angle and from bedroom windows (not usually in use during the day). It is not considered that any additional overlooking would be sufficient to warrant a refusal of planning permission.
- 7.14 The neighbouring dwelling to the south No 71 is considered to be set sufficiently away from the proposed development by approximately 4.4m. The proposed first floor side window serving the bathroom shall be conditioned to be fitted with obscure glass and fixed shut below 1.7m from finished floor level in order to prevent over-looking and maintain privacy levels between the neighbours. A kitchen window is proposed to be widened within the ground floor side elevation but due to it being an existing window and serving the same room, coupled with the distances and screening between the neighbours this alteration is considered to maintain a neighbourly relationship. The development is considered to be acceptable.
- 7.15 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable 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).

(iv) Parking

- 7.16 The proposed development would increase the total bedroom number to 4 thereby requiring an onsite parking provision of three spaces in order to comply with the Borough's Parking SPD. No 73 has a current area of hard-surfacing for 2-3 cars which alongside a garage to the rear could provide a suitable provision. However, this area of land is narrow making it challenging to be used as a parking area and the garage is not utilised. Therefore in order to accommodate the parking provision plans have been submitted under Drawing No 862-102 Revision A which show the three spaces utilised at the front of the property. This would remove the small amount of lawn at the front of the dwellinghouse. Although this land does contribute to the visual amenity of the area it is noted that multiple neighbouring dwellings have fully hard-surfaced land to the front of their homes and as such, it is considered, on balance, that the layout proposed would not substantiate a reason for refusal. A condition shall be included for the development to be carried out in accordance with the plan.

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/18/00806 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:

Proposed Front and Rear Elevation Plan: Drawing No 862-204 Revision C

Proposed Side Elevation Plan: Drawing No 862-205 Revision D

3d View Plan: Drawing No 862-206 Revision B

Proposed Floor Plan: Drawing No 862-203 Revision D

Supporting Statement: Received 10th August 2018

Location Plan: Drawing No 862-100 Revision A

Proposed Site and Parking Plan: Drawing No 862-102 Revision A

Confirmation that adjoining boundary wall shall remain- email received 26.09.2018

Confirmation regarding guttering- email received 26.09.2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of the cladding material to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor side elevation serving the bathroom 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.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 862-102 Revision A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.