

## 50 Silvester Road, Waterlooville, Hampshire, PO8 8TL

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### Site and surroundings

Comprises a two-storey dwelling located on the north side of Silvester Road. The road comprises mainly two-storey detached and semi-detached dwellings of limited design quality. There is no defined building line and many of the dwellings have open frontages that are used for car parking. The existing garden is long, measuring 48 metres.



Figure 1. The existing rear garden viewed from just north of the existing dwelling.

### Relevant planning history

There does not appear to be any.

### Pre-application

A scheme to construct a bungalow in part of the rear garden of this dwelling was submitted to the Council for comments earlier this year. A written response was received on 21 September 2017 (LPA Ref: GEN/17/01061). This confirmed that the

land available to the rear of the existing dwelling was sufficient to accommodate a bungalow. Furthermore, the resulting rear garden depths and back to back separation distances would meet the minimum distances as set out in the Urban Design SPD. It was recommended that a landscape buffer should be considered on the edges of the proposed access way and the frontage to the retained dwelling should not be completely open. These points have been taken into consideration in the application proposals.

### **The proposal**

To construct a three-bedroom detached bungalow in the rear garden together with a car port. Vehicular access would be from Silvester Road, to the east of the existing dwelling. A hardstanding for two cars would be formed in front of the existing dwelling to compensate for the loss of parking resulting from the proposed access way.



**Figure 2. Car parking for the existing dwelling would be to the left hand side following the removal of part of the boundary wall.**

### **Amount**

Without compromising the amenities of nearby dwellings there is space to construct a three-bedroom dwelling as proposed. Both the proposed dwelling and existing would have good size gardens, adequate car parking and safe vehicular access.

### **Scale**

In order to avoid any overlooking it is a pre-requisite that the proposed dwelling should be single-storey height. This would also ensure the new dwelling remains subordinate to the larger dwellings on the road frontage

### **Layout**

The proposed dwelling would be positioned on the site to allow good levels of light penetration to the main front and rear elevations which include large areas of glazing. Both gardens, although north facing, would be large enough to receive good amounts of sunlight. The location of the proposed car port would minimise the length of the access way from Silvester Road.

### **Appearance**

There is no established design precedent in Silvester Road that would be justified to follow. As such a bespoke design solution is proposed that follows a contemporary approach. The broken mono-pitched roofs would add visual interest as would the articulated main elevations. The external walls would be rendered and a sedum roof established to aid bio-diversity.

### **Landscaping**

There are no significant trees on the application site, however, there is a line of conifer trees on the northern boundary that provide effective screening. There is potential to plant further trees in the rear gardens and the front garden of the retained dwelling.

## Access

There is good access to the application site from Silvester Road, which is not a busy road, and in particular there are adequate sight lines because the adjoining dwellings have open forecourts that are used for car parking. Both the retained and proposed dwellings would have two off-street car parking spaces and secure cycle storage would be provided for the proposed dwelling. It is not considered that the new vehicular access from Silvester Road, to provide car parking for the retained dwelling, would cause any highway safety problems.

## Residential amenity

The single storey scale of the proposed dwelling would ensure that no overlooking of adjoining dwellings or gardens would occur. There are existing high fences that separate the application site from neighbours. Furthermore, the low height and location of the proposed dwelling would mean that no significant loss of light would occur in respect of neighbouring dwellings and gardens. In regard to the proposed access way there are no important windows on the side elevations of both the retained dwelling and No.48a. It should be noted that the conservatory to the rear/side of the retained dwelling would be removed. Although the access way proposed would be relatively narrow, it has been aligned to allow some modest planting to form a green buffer. Overall, given that relatively few car movements would occur along the access way it is not considered that residential amenity would be reduced to any significant degree.



**Figure 3. High fences enclose the application site at the rear.**



**Figure 4. Conservatory to be removed.**

### **Flood risk**

The application site falls within Flood Zone 1 and therefore is considered to be at low risk of flooding

### **Planning policy**

The Council's adopted Core Strategy includes a number of policies that are relevant to this application, as follows:-

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

Policy DM13 concerns car parking and cycle storage for residential development.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy. The application site is within the urban area, car parking and cycle storage would be provided to the council's standards and the design of the proposed dwelling would be compatible with the surrounding context.

It is considered the proposed development would be compliant with relevant advice in Paragraph 14 of the NPPF and the twelve core planning principles which confirm a presumption in favour of sustainable development.

The three dimensions to sustainable development are economic, social and environmental. The economic role should ensure there is sufficient land of the right type and in the right places to support growth and innovation. The social role supports strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. It should also involve creating a high quality built environment with accessible local services to meet the

community's needs. The environmental role should contribute to protecting and enhancing the natural, built and historic environment. Furthermore, natural resources should be used prudently, waste and pollution minimized and climate change given a high priority by moving towards a low carbon economy. It is considered that the proposed development accords with this advice. Paragraphs 47 to 55 relate to housing and, once again, it is considered that the development proposed would be in accordance with the guidance; particularly Paragraphs 49 and 50. Paragraphs 56 to 68 are about good design. Paragraphs 60 and 61 are considered most pertinent to the application proposals. It is considered that the application proposals would result in a good quality new dwelling for which there is a need and demand in the Borough.

### **Planning obligations**

The Solent Recreation Mitigation Partnership would require a financial contribution of £210.00 for the proposed dwelling. Furthermore, a community infrastructure payment may be applicable unless the proposed dwelling is self-build.

### **Assessment**

The proposed development would be sustainable as defined in the NPPF and would result in a good quality new dwelling that would make a small contribution towards the Council's housing targets for the plan period.

The scale, design, siting and external materials would be appropriate to the location.

Overall the proposed dwelling would provide a good sized unit with acceptable levels of light, ventilation and outlook.

The application proposals would not cause any significant amenity issues for nearby residents.

Car parking would be provided to the Council's standards and a safe vehicular access already exists from Silvester Road.

### **Conclusion**

It is respectfully recommended that planning permission should be granted for this sustainable development.