
Site Address:	148 Silverdale Drive, Waterloooville, PO7 6DX		
Proposal:	Erection of porch and alterations to roof including extension of roof and front and rear dormers.		
Application No:	APP/17/00968	Expiry Date:	02/11/2017
Applicant:	Mr & Mrs Green		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

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/beige multibrick. The site is level with open vehicular access to the front, with a concrete drive, shingle parking area and shrubs. There is a 0.5 metre high fence rising to 2 metre to the north western boundary and a dwarf wall to the front and south eastern boundaries. The rear garden is mainly laid to lawn with a patio area and shrubs. The garden is enclosed by 1.8 metre high fencing and a hedge in excess of 2 metres high.
- 1.2 The adjoining semi-detached bungalow is to the east. a pair of semi-detached bungalows to the west, a detached bungalow and chalet bungalow opposite and the rear gardens of properties in Sunnymead Drive 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 erection of a porch and alterations to roof including hip to gable extension and front and rear dormers. It is noted the rear dormer and hip to gable roof extension element of the proposal falls within the criteria of permitted development and can be constructed without the benefit of planning permission.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 10

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 roof extension and front dormers 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 dormers are relatively large, but have been set in from the roof edge and it is noted in isolation, the rear dormer and hip to gable extension could be constructed within the realms of permitted development. Considering there are many other examples of similar large flat roof dormers within the immediate area, including the

adjoining property at 150 Silverdale Drive, it would be inappropriate to now resist the proposal for its impact in street scene terms.

- 7.4 Whilst there is an increase in the number of bedrooms from two to three, there is no requirement for any additional spaces and sufficient parking exists on the site for the two spaces required under the HBC Parking SPD July 2016
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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

- 7.6 The proposal is to provide first floor accommodation and there are no windows in the new gable or any side windows in the proposed new dormers which are set in from the edge of the roof and the eaves. 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 this element of the proposal could be built without planning permission. The properties opposite and to the rear are deemed to be a sufficient distance away from the application site.
- 7.7 The proposed porch is a modest size, the height being approximately 0.25 over what could be built under permitted development and there are no side windows in the elevations. It is therefore judged that any impact on the neighbouring properties would be minimal.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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.

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/17/00968 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 stated under Section 11 (Materials) of the application form. **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:

Location plan

Block plan

Drg no. 1177.17 Rev B Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.