
Site Address:	83 Silvester Road, Waterloooville, PO8 8TR		
Proposal:	Proposed first floor pitched roof and flat roof rear extension, with new flat roof over existing conservatory.		
Application No:	APP/17/00288	Expiry Date:	15/05/2017
Applicant:	Mr & Mrs Porter		
Agent:	Mr Page	Case Officer:	Harriet Pitney
	grp architectural design		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey, residential dwelling located on the southern side of Silvester Avenue, comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The topography of the site is slightly sloping with a north to south decline and benefits from open vehicular access to the front driveway which provides adequate offroad parking provision and access to the single storey garage to the rear.

The rear garden is primarily laid to lawn with a decked area and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height. The property currently benefits from a single storey addition to the rear which comprises a brick built extension with a UPVC Conservatory attached.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age, albeit slightly varied in terms of their style and design.

2 Planning History

04/69774/000 - Demolition of existing conservatory (13.3sq metres) and erection of replacement conservatory (24.2 sq metres)., PERM,15/09/2004

3 Proposal

This application proposes the erection of a first floor pitched roof and flat roof rear extension, incorporating a new flat roof over the existing conservatory.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application.

Southern Water

Southern Water requires a formal application for a connection to the foul and surface water sewer 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”.

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

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

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”.

The proposed development would lie within a Source Protection Zone around one of

Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
My concern relating to the above planning application is the additional roof area and current gutter system design. Currently all the rain water, grit and vegetation from the roof of 83 Silvester Road drains to the down pipes of 83a Silvester Road. The additional roof area would add to the existing problems, especially with the volume of water experienced at times. Would it be possible to consider a change to the flow of rainwater, via the guttering of 83 Silvester Road, to "share" its disposal, as part of the work in the extension.	These matters would ordinarily be covered as part of the Building Regulations application.

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 to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed extension would not be visible from the streetscene of Silvester Road and it is therefore considered that the development would not result in any harmful impact on the character and appearance of the area.
- 7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main dwellinghouse and respects the existing built form. The proposed extension is considered to be subservient to the original design of the building and maintains a distance in excess of 30 metres from the rear wall of the extension to the rear boundary.
- 7.5 On this basis, the proposal is considered to meet the principles and objectives of Policy CS16 of the HBLP (Core Strategy) and it is considered that the scheme would not result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.6 When assessing the impact of the proposed development on neighbour amenity, it is important to acknowledge that the application currently benefits from a large single storey addition to the rear which comprises a single storey extension (which extends approximately 4 metres from the rear wall of the original dwellinghouse) with the addition of a UPVC conservatory which extends a further 4 metres (approximate). Furthermore, the neighbouring property to the east (No.83a Silvester Road) also benefits from a single storey extension to the rear and the adjacent neighbouring property to the west (No.85 Silvester Road) benefits from a large first floor flat roofed extension to the rear. On this basis, a precedent has been set for this type of extension to the rear of the properties within Silvester Road.
- 7.7 It is important to acknowledge that the proposed extension comprises two elements at first floor level, the western side comprising a pitched roof with the eastern side incorporating a flat roof. The plans submitted by the agent clearly demonstrate that the proposed extension would not result in any loss of light to the adjacent neighbouring property to the east (No.83a Silvester Road) which has been demonstrated using the 45 degree test which is recommended within Havant Borough Councils Design Guidance. Furthermore, this section of the first floor extension has been reduced in depth so that it only extends 1.6 metres (approximate) from the rear wall of the original dwellinghouse. On this basis, it is not considered that the proposed development would be overbearing or result in any loss of privacy and as such would be unlikely to result in any impact which would be considered harmful to the neighbouring amenity of this property.
- 7.8 The neighbouring property to the west currently benefits from a relatively large extension at first floor level, albeit of a flat roofed design. It is important to acknowledge that the proposed extension (incorporating the pitched roof element) would not extend beyond the adjacent neighbours extension and does not incorporate any windows within this elevation. The windows within the side elevation of No. 85 are primarily located within the original dwellinghouse which the application site similarly benefits from. There is one slim window within the adjacent neighbours extension, however, it is not considered that the proposed extension would result in any loss of

light, privacy, outlook or appear overbearing to this property.

- 7.9 The proposal also incorporates a new flat roof over the existing extension to the rear, however, this would not alter the existing footprint or adversely affect the height and as such would be unlikely to result in any impact which would be considered detrimental to the neighbouring amenity of the adjacent residential properties.
- 8.0 On the basis of all of the above, it is considered that the proposed development meets the principles and objectives for it to be considered compliant with Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00288 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 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:

Location and site plan (14070 PL304)
Existing ground floor plan (14070 EX100)
Existing elevations (14070 EX101)
Proposed first floor plan (14070 PL301)
Proposed ground floor plan (14070 PL300)
Proposed elevations (14070 PL302)
Existing and proposed roof plan (14070 PL303)

Reason: - To ensure provision of a satisfactory development.