
Site Address:	38 Silvester Road, Waterlooville, PO8 8TL		
Proposal:	Single storey rear extension.		
Application No:	APP/16/01245	Expiry Date:	30/01/2017
Applicant:	Mr & Mrs Rumbold		
Agent:	Mr G Gamblin	Case Officer:	Emma Chisnall
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 38 is a large detached two storey dwelling situated at the eastern end of Silvester Road in Waterlooville. No 38 is constructed of red brick walls with a concrete tiled roof and typically along Silvester Road the dwellings are situated to the front of their plots with a moderate amenity space to the front large enough (and hard-surfaced) to accommodate two cars. To the rear, the dwelling has a substantial garden which is part hard-surfaced and part lawn, surrounded by a curtilage boundary of 1.8m timber fencing.
- 1.2 The dwelling has been extended to the rear at ground floor and first floor level in the past and is positioned in close proximity to the boundary line to the east which is shared with No 36. No 38 however is set off the boundary line with the neighbouring dwelling to the west (No 40) due to an access way which runs the side of the dwelling permitting access into the garden space.

2 Planning History

99/52132/001 - First floor rear extension., PERM, 16/04/1999

No 38 and No 40 Silvester Road have been extended to the rear at ground and first floor level in the past which means the two dwellings have an extended depth at first floor level then the neighbours to the east. The block plan shows the dwellings with a rear alignment however the neighbouring dwellings to the east only have (in the majority) extensions at ground floor level.

3 Proposal

Single storey rear extension measuring 3.3m deep x 3m high x 6.4m wide.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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)

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: 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. The development is single storey in height and will be positioned within Silvester Road where there is a varied streetscene and examples of single storey development at the rear. In principle the development is considered to be acceptable subject to planning conditions.

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

7.3 The proposed extension is positioned to the rear of No 38 which should ensure that the visual amenity of Silvester Road is protected and the works hidden from the public domain. The extension is considered larger in width than most typical domestic extensions however the height and depth proposed reflect the measurements expected for this type of development and therefore on balance it is felt that the works should not appear bulky nor overly obtrusive.

7.4 Along Silvester Road the majority of dwellings around No 38 have been extended in the past at single storey. No 38 has already been extended at ground and first floor level which means its footprint is similar in size to the other neighbouring dwellings. Although this will be additional development to No 38 it is felt that on balance that as the works proposed are single storey height, that Silvester Road does contain examples of development and that the amenity space is large enough to accommodate the works comfortably that the works should not create significant harm from setting a precedent for this increased depth and can therefore be considered acceptable.

7.5 Materials are proposed to be used that match the existing dwelling which should ensure that the works look in keeping to No 38 and not out of place.

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 It is considered that No 38 Silvester Road has adequate amenity space available to accommodate the proposed development whilst leaving sufficient garden space available to the residents.

7.8 The neighbouring dwelling to the west (No 40) is considered to remain unaffected by the proposed works as the development will be set off the shared boundary by 1.5m and there is adequate screening in place by the 1.8m timber fencing in order to reduce the visual impact of the works. The development does not include the installation of any windows or doors along the side elevation which should ensure that amenity and privacy levels are protected as a result of the development.

7.9 No 36 is going to be in closer proximity to the development as it will be set off the shared boundary marginally by 0.5m, however the development does not include the installation of any windows or doors along the side elevation which should ensure privacy levels are maintained and no over-looking caused as a result. The screening in place by the 1.8m timber fencing should also ensure the visual impact of the development is reduced sufficiently enough to be considered acceptable. As No 38 Silvester Road is positioned to the east of No 38 light levels have been tested to ensure the works do not result in a loss of sunlight to the neighbouring dwelling. Following this test the works proposed to No 38 do not exceed a depth which would result in an unacceptable impact and therefore it is felt that light levels should remain protected.

7.10 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/16/01245 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:

Site Location Plan: Licence No 100047474 received 05.12.2016

Block/Site Plan: Licence No 100047474 received 05.12.2016

Photograph of dwelling front: Submitted 05.12.106

Photograph of dwelling rear: Submitted 05.12.2016

Proposed Elevations and Floor Plans: Drawing No Rumbold 104.3

Existing Elevations and Floor Plans: Drawing No Rumbold 104.1

Reason: - To ensure provision of a satisfactory development.