
Site Address: 90 Silverdale Drive, Waterloooville, PO7 6DU
Proposal: Single storey side and rear wrap around extension, hip to gable roof extension with dormers to front and rear elevations.
Application Type: Full Planning Permission
Application No: APP/22/00977 Expiry Date: 27/12/2022
Applicant: Ms C Jones
Agent: Mr D Treagus Case Officer: Selina Donophy
Derek Treagus Associates
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a semi -detached bungalow located on the west side of Silverdale Drive, Waterloooville. This property has a tiled, hipped roof with brickwork and pebbledash to the elevations. Towards the side/rear of the property is a detached garage . To the front is a driveway providing parking space for vehicles. The area is residential in character.

2 Planning History

None relevant

3 Proposal

Single storey side and rear wrap around extension, hip to gable roof extension with dormers to front and rear elevations

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comment received

Councillor David Jenner

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Developer Services, Southern Water

Thank you for your letter dated 02/11/2022.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
When I purchased my lovely bungalow in 2014, from my rear windows downstairs, I had a lovely view of the sky. One reason I purchased the property was because of the area not being built up and having this view. With the fact that now both bungalows behind are being built up and out at the gable ends, this now restricts my views. It is really nice not seeing roof tops and it makes you feel less enclosed. To the extent now I feel I need to sell up and move on. Why are you still letting people turn lovely bungalows into houses!!!! I know this permission will not be declined and good luck to the new owners. I do however have one request. I have pictures taken from inside my living room. Every March when the sun is low and when tree in the back garden of number 90 is more manicured the sun reflects from the glass in the dormer window upstairs directly into my lounge. No doubt this tree will be fully removed and no doubt the extension will extend further across the roofline of the bungalow, meaning my vision in my lounge/dining room will be zero. Is there any way a non reflective glass can be put in the upstairs windows to alleviate this problem	Please see 'Planning Considerations' section of the report.

This looks like a great plan. No objections from us at all. The house is currently very run down and in need of a fabulous restoration! Good luck with the build!!	Comment noted.
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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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 This proposal comprises a single storey side and rear wrap around extension, hip to gable roof extension and dormers to front and rear elevations. The proposed side extension would project beyond the side wall by approximately 2.6 metres and would form a garage with a flat roof and a height of approximately 2.8 metres . This would link with a proposed rear extension which would have a total width of approximately 9.2 metres and would project beyond the rear elevation wall of the main house by approximately 5 metres. This space would create a kitchen to the rear served by bi-fold doors to the rear elevation. The garage would also have a set of doors to the rear elevation. Proposed materials would include brick, render and tile hanging.

7.4 Proposed development to the roof comprises of a hip to gable roof extension and dormers to the front and rear roof slopes. The front elevation dormer would have a flat roof and dimensions of approximately 5.9 metres width by 2 metres height and 3 metres depth. The proposed flat roof rear dormer would have dimensions of approximately 6 metres width by 2.5 metres height and 3.7 metres depth. The dormers would have 2 windows each, with one of the front windows serving a bathroom and the rest serving bedrooms.

7.5 The proposed changes to the roof are fairly substantial in terms of the bulk of the dormers proposed although the dormers would, be set in from the sides and down from the ridge to some degree . There are many examples of similar dormers in the immediate area, with a very similar design at no 92 next door . Due to the existing precedent in the area, on balance the changes to the roof are not deemed to be contrary to the character of the area. The rear extensions proposed would not be significantly different to those at other properties in the area.

- 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) Impact upon residential amenity

- 7.7 To the north west of the application site is no 88 Silverdale Drive. The proposed rear extension would come level with the extension at no 88 so would not result in overshadowing to the property. The dormer windows would have views down the rear garden of the site rather than directly down into private amenity spaces.
- 7.8 To the south east of the application site is no 92 Silverdale Drive. The driveways of both properties separate the side elevations of nos 90 and 92. No 92 has also benefits from a rear extension. The proposed extension would come approximately level with the rear wall of the extension at no 92 and the proposed dormer windows would have views down the rear garden of the application site rather than down into private amenity spaces of adjacent properties.
- 7.9 To the rear of the application site are the rear gardens and elevations of nos 1 and 3 Clinton Road. The proposal would result in 2 new windows at first floor level facing south west. There is approximately 35 metres separation distance back to back between these properties which exceeds the minimum 20 metres back to back distance as specified in the Havant Borough Design Guide. This separation distance is deemed to mitigate against any overlooking impact. It is noted that the hip to gable roof extension would result in a loss of space between the dwellings however this is not considered to harm the character of the streetscene and rights to a view do not constitute a material planning consideration. It is also noted that glare from the sun reflecting on the windows has been raised as an issue . In a residential/urban area some level of glare may be expected with properties within close proximity of one another, although in this case there is a reasonable separation distance .
- 7.10 Consequently, it is considered that the proposal will not 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).

(iv) Parking

- 7.11 This proposal would result in 3 bedrooms which would require 2 parking spaces- this could be accommodated on site.

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/22/00977 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:

Materials - application form uploaded on the 12.10.2022

25 Oct 2022 LOCATION PLAN, SITE PLAN, EXISTING PLANS

04 REV B PROPOSED ELEVATIONS

25 Oct 2022 PROPOSED FIRST FLOOR PLAN

25 Oct 2022 PROPOSED GROUND FLOOR PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.