
Site Address: 123 Silverdale Drive, Waterlooville, PO7 6DU
Proposal: Single storey side and rear wrap around extension with bin and cycle store.
Application Type: Full Planning Permission
Application No: APP/22/00994 Expiry Date: 26/12/2022
Applicant: Mr and Mr P. Bentley and E. Gent
Bentley Property (Hampshire) Limited
Agent: Mr Barlow Case Officer: Joseph Toole
The Steven Barlow Partnership
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

123 Silverdale Drive, Waterlooville, is a semi detached bungalow located to the north-east side of Silverdale Drive. The bungalow comprises of brickwork, cream render and concrete roof tiles. Vehicular access is from Silverdale Drive with parking to the side.

The bungalow is located within a residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a single storey side and rear wrap around extension to be used as a bedroom with an en-suite, lounge and part study/utility/bedroom space following the removal of the existing detached garage. There would also be a bin and cycle store in the rear garden.

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

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

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No Comment.

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Developer Services, Southern Water

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: 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
- (iv) Parking
- (v) Drainage

(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 extension would have brickwork to match the existing property with a single ply roofing membrane. This is considered to be inkeeping with the context of the bungalow and the character of the area.

7.4 Part of the proposed works would be visible from the street scene in the form of the side extension. As it would be set back from the front of the property it is not considered to have an adverse impact upon the character of the area. The proposed extension would be larger than the existing bungalow however due to the large plot size and most of the proposed works being located to the rear it is not considered to have an adverse impact on the character of the area. Furthermore, there are a number of rear extensions of similar size as proposed here within the immediate area such as No.121, 125 and 127 thus it is not considered to appear out of keeping. The proposed cycle and bin store is considered to be inkeeping with the character of the area being located to the rear.

7.5 In light of the character of the immediate area, in this instance the design and appearance of the proposal is deemed appropriate in context 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

7.6 To the front there would be no windows within the proposed side extension, therefore not considered to cause an adverse impact on surrounding neighbouring properties.

7.7 On the south east side facing No.125 Silverdale Drive there would be two windows within the proposed wrap around extension serving an en-suite and bedroom

respectively. Due to the existing screening of 1.8 metre high fencing along the boundary it is not considered to cause harmful overlooking. The proposed extension would be offset from the shared boundary by approximately 0.9 metres and due to its modest height it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.125.

- 7.8 On the north west side facing No.121 Silverdale Drive there would be two windows within the proposed rear extension serving the lounge. Due to the existing screening of 1.8 metre high fencing and the existing rear extension at No.121 it is not considered to cause harmful overlooking. The proposed extension would not extend out beyond the existing rear wall of No.121 and as there are no side windows at No.121 the proposal is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear there would be doors and windows within the proposed extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to any neighbouring properties. The proposed cycle/bin store is not considered to have an adverse impact upon neighbouring properties.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposal would increase the number of bedrooms from 1 to 3 and remove the existing garage, therefore 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) Drainage

- 7.12 Southern Water commented on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00994 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:

Location Plan and Block Plan - 0752-01.001.03

Proposed Site Plan and Ground Floor Plan - 0752-01.004.02

Proposed Main Roof Level Plan - 0752-01.005.02

Existing and Proposed Elevations - 0752-01.006.02

Classic Bike Sheds

Reason: - To ensure provision of a satisfactory development.

- 3 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.