
Site Address:	89 Silverdale Drive, Waterloooville, PO7 6DP		
Proposal:	Hipped to gable ends to side and rear with rear dormers		
Application Type:	Full Planning Permission		
Application No:	APP/22/00238	Expiry Date:	20/05/2022
Applicant:	Mrs Brown		
Agent:	Mrs L Taylor	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

89 Silverdale Drive, Waterloooville, is a semi detached bungalow located to the north west side of Silverdale Drive. The bungalow comprises of white render and concrete roof tiles. Vehicular access is from Silverdale Drive with parking to the front and side.

The bungalow is located within a residential area with surrounding properties of similar scale.

2 Planning History

No relevant planning history.

3 Proposal

Hipped to gable ends to side and rear with rear dormers.

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 David Jenner
No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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

(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 development would involve a side and rear gable end with rear dormers. This would allow for first floor space for a bedroom and en-suite.

7.4 The proposed works would have tile hanging with matching concrete roof tiles. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 Part of the proposal would be visible from the street scene in the form of the side gabled end. Properties within the area have carried out these works thus it is considered to be in keeping with the character of the area. The other works would not be readily visible from the street scene thus deemed acceptable.

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 To the front there would be a rooflight within the first floor of the loft conversion. This would face out onto the public highway and front gardens of the properties opposite thus deemed acceptable.
- 7.8 On the west side there would be a window at first floor serving the landing. As this would face out onto the side wall of No.87 Silverdale Drive it is not considered to cause harmful overlooking. The proposed gable end is not considered to have an adverse impact on No.87 in terms of appearing overbearing or loss of light due to the separation distance from No.87.
- 7.9 To the rear there would be two windows at first floor within the dormers serving the bedroom and en-suite. This is considered to create views excepted within a residential area thus deemed acceptable. Within the rear gable end there would be a window serving the bedroom. This would create views onto the rear garden of No.91 Silverdale Drive however it would not directly overlook their private amenity space which is situated behind their conservatory. Therefore it is considered to create expected views within a residential area, thus deemed acceptable. These views would also face out onto the rear of No.87 however it would be partially screened by the existing outbuilding along the shared boundary therefore it is not considered to have an adverse impact on overlooking.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable 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 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

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/22/00238

- 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

Block Plan

Existing and Proposed Floor Plans and Elevations - 6056-22-1 REV A

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.