

DELEGATED OFFICER REPORT

Site Address: 73 Silvester Road, Waterloo, PO8 8TR
Proposal: Single storey rear extension with flat roof extending 1.75m beyond the side of the house.
Application Type: Full Planning Permission
Application No: APP/24/00667 Expiry Date: 29/10/2024
Applicant: Hesbrook
Agent: Mr R Williams Case Officer: Jennie Fox
 JLRW Architecture
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 73 Silvester Road, Waterloo, PO8 8TR is a two-storey semi-detached dwelling set back from the road behind a driveway and front garden. The driveway runs along the west boundary and leads to a small single garage behind the main dwelling. There is a small existing single storey rear extension that will be demolished as part of the proposals. The rear garden of the application site is one of the longest in the area, being approximately 55m in length and 9m wide, and is enclosed by high close-boarded fencing. The dwelling is finished predominantly is brick with areas of render, pebbledash, hung tiles and a concrete tile roof. Fenestration is white uPVC. The garage to the rear is in brick with a gable roof, and the existing extension is brick and render with a tile and acrylic roof and softwood fenestration.
- 1.2 The surrounding area is residential and contains a mix of one and two storey private dwellings as well as a three storey care home. The properties are a mix of styles and materials and there is an established precedent for small flat roofed extensions.
- 1.3 The application site is not within any designated areas.

2 Planning History

No recent planning history.

3 Proposal

Single storey rear extension with flat roof extending 1.75m beyond the side of the house.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Ann Briggs

None received.

Councillor E Shimbart - Hart Plain

None received.

Councillor James Blades

None received.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received.	

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) Biodiversity Net Gain (BNG)

(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 proposal is for a single storey rear extension that would also extend 1.75m beyond the side of the host dwelling and is intended to house a new kitchen and utility area with downstairs shower room, thereby freeing up the existing kitchen area for use as a home office.
- 7.4 The proposed single-storey extension would be approximately 4.9m in width, extending to the rear of the host dwelling by approximately 4.55m. It would be approximately 7.75m in length and would slightly overhang the eastern boundary, due to incorporating an existing brick wall that straddles the boundary into the design. Notice has been served accordingly. The proposed extension would have a maximum height of 3.4m, not including the proposed roof lantern, and would be mostly flat roofed with a small pitch to the south elevation. Materials are proposed to match the host dwelling as far as reasonably practicable and are therefore deemed to be acceptable.
- 7.5 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

- 7.6 No.71 lies to the east of the application site and is the other half of the semi-detached pair. The rear gardens of the two properties are separated by a 1.8m high close-boarded fence. No.71 had an existing flat roofed rear extension at the time of the site visit, with a set of rear facing French doors with sidelights. As noted in 7.4 above, the current lean-to extension is built off a wall that sits across the boundary and the proposed extension would retain this wall as part of the works. The proposed roof would therefore slightly overhang the boundary with No.71, and a Certificate B has been completed and notice served accordingly. The proposed extension would also be approximately 1m longer than the extension at No. 71 and 0.6m higher. Whilst slightly larger in scale than the extension at No. 71, the proposed extension would meet the guidance set out in the Havant Borough Council Design Guide SPD and the impact on light to and outlook from the neighbouring property is therefore deemed to be acceptable.
- 7.7 No. 75 is a detached, rendered bungalow to the west of the application site and set slightly further back from Silvester Road than the host dwelling. There is no boundary treatment between the two properties where the proposed extension would be located, and No. 75 currently has a small window overlooking the driveway of the application site. A visit was made to No. 75 and it was confirmed that the window in question is a secondary window serving a living area that has additional, primary fenestration to the south facing rear garden. The rear wall of No. 75 is set further back than the proposals and the primary fenestration will therefore not be affected. The proposed extension would project approximately 1m beyond the window at No. 75, however it would also maintain at least a 1m distance to the shared boundary and an approximately 1.95m distance to the dwelling at No.75.

As such any loss of light or outlook would be minimal and would not unduly affect the living accommodation of No. 75. Following discussions with the agent, a proposed utility window facing the window at No.75 will be obscure glazed in the interests of privacy and neighbour amenity. On balance, the revised design is considered to have an acceptable impact.

- 7.8 To the south of the application site is No. 50 Hart Plain Avenue. Both properties have unusually long gardens, to the extent that the dwelling at No. 50 does not appear on the Location Plan, and due to the separation distance it is deemed that there would be no harm in terms of light, outlook, or privacy to No. 50.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00667 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 AND BLOCK PLANS 24010_100
EXISTING AND PROPOSED PLANS 24010_101_A

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension building hereby permitted the windows in the ground floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.