
Site Address:	71 Silvester Road, Waterlooville, PO8 8TR		
Proposal:	Conservatory to rear		
Application Type:	Full Planning Permission		
Application No:	APP/22/00687	Expiry Date:	02/09/2022
Applicant:	Mrs Woolley		
Agent:	Mrs Baranowicz	Case Officer:	Lewis Ford
	Anglian Home Improvements		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 71 Silvester Road, Waterlooville, PO8 8TR.

The locality is predominantly residential in nature, albeit in proximity to Cowplain District Centre. The site, itself, includes a 2.5 storey, semi-detached dwellinghouse comprising traditional brick and tile construction, along with UPVC bay windows and hanging tiles on the front elevation only. The existing dwellinghouse includes an existing detached garage (to be retained), an existing rendered minor rear extension (to be retained) and an existing "lean-to" conservatory (to be demolished). Finally, the site includes a generous rear garden which has depth of approximately 55m.

2 Planning History

No relevant planning history.

3 Proposal

Conservatory to rear.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020
Not applicable.

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

5 Statutory and Non Statutory Consultations

Councillor C Scannell - Hart Plain

No comments received.

Councillor D Jenner - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Portsmouth Water Company

Our team has no concerns from a groundwater quality perspective.

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: 1

Comment	Officer Comment
We [redacted] have no objections. The conservatory will be a welcome addition to our neighbour's home.	Support noted.

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Source Protection Zone (SPZ)

(i) Principle of Development

- 7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

- 7.3 The proposed development would comprise the demolition of an existing “lean-to” rear conservatory which has a depth, width, eaves height and maximum height of approximately 1.8m, 4.55m, 2.5m, and 3.25m respectively. In its place, a new conservatory / orangery would be constructed which would comprise a depth, width, eaves height, and maximum height of approximately 3.6m, 4.4m, 2.95m, and 3.6m respectively. The existing minor rendered rear extension would be retained, and a bulkhead would be included to create a uniform eaves height across both the proposed rear conservatory and the existing minor rendered rear extension.
- 7.4 The Havant Borough Design Guide SPD explains that householder extensions should be smaller, subservient, sympathetic, and modest in mass and scale compared to the main dwellinghouse. The proposed rear conservatory would effectively double the depth of the existing rear conservatory, and would be slightly higher with a hipped tinted glass roof. Nevertheless, the increase in height is considered to be minimal, and the generous existing rear garden (approx 55m) can accommodate the increase in depth. As such, the proposed conservatory would remain subservient to the existing dwellinghouse.
- 7.5 The Design Guide SPD also states that householder extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The existing “lean-to” rear conservatory comprises white frames with double glazing and a polycarbonate roof, whilst the proposed new conservatory / orangery would comprise rendered walls (to match existing rear elevation) and white frames, with double glazing and (for the roof only) tinted toughened solar glass sheets. The above is in accordance with the materials found on the existing dwellinghouse and neighbouring properties.
- 7.6 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable in the context of the application site and its locality. The proposed development would not be readily visible from the streetscene, and it is considered that it would not result in a significant adverse impact on the visual amenity of the surrounding residential rear gardens. Given the above, the proposed development is not considered to be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD explains that single storey extensions:
- Should be at least 1m from side boundaries; and
 - Should be at least 8m from rear boundaries; and
 - Should be at least 20m from neighbouring rear properties; and
 - Must not adversely impact the amenity of neighbouring properties.

- 7.8 The proposed development would be approximately 53m and 59m from the rear boundary and the neighbouring rear property (No.48a Hart Plain Avenue) respectively, which meets the second and third bullet points above. In terms of the first bullet point, the proposed development would be broadly flush with the existing side boundary. Although this does not accord with the recommendation of the Design Guide SPD, it is considered that this would not warrant refusal in this instance given that many properties in the immediate locality (including No.73 Silvester Road to the west) have built up to their side boundaries.
- 7.9 As for the potential impact on the amenity of neighbouring properties, the proposed development would include double doors and floor-length windows on its southern rear elevation (facing towards the generously sized rear garden), and a floor-length window on its eastern side elevation. The rear garden is surrounded by 1.7m high fencing which, given the raised profile of the existing dwellinghouses, does mean that there is an existing degree of mutual overlooking. As such, reduced privacy is an accepted characteristic between the rear gardens of the immediate locality. The proposed floor-length eastern side window has the potential to increase the extent of overlooking towards No.69 Silvester Road to the east; however, it is considered that this would warrant refusal in this instance. This is because of; the siting of the existing fencing and detached garage; the presence of the existing conservatory and its fenestration at No.69 in relation to No.71; the 8m separation distance between the proposed conservatory at No.71 and the existing conservatory at No.69; and the fact that a similar scheme could have been delivered under prior notification given that no letters of objection have been received. As for the potential for overshadowing and/or loss of light, it is acknowledged that the proposed conservatory would lead to a degree of overshadowing at No.73 to the west. However, again, this would not warrant refusal, in this instance, as the properties are all south facing and so any overshadowing and/or loss of light would be limited to the later afternoon hours.
- 7.10 On balance, it is considered that the proposed conservatory would not result in an unacceptable impact – in terms of overshadowing, loss of light, overlooking and/or loss of privacy – on Nos 69 and 73 Silvester Road. This is because of an existing degree of mutual overlooking, and that any overshadowing would be limited to the later afternoon hours. Consequently, it is considered that any resulting harm would not warrant a reason for refusing planning permission in this instance. As such, it is considered that the proposed conservatory would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(iv) Source Protection Zone (SPZ)

- 7.11 The site is within Source Protection Zones (SPZ) 1c and 4 in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has confirmed that it has no concerns from a groundwater quality perspective. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zones (SPZ).

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00687 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:

Drg No: 900/10389 – Location Plan
(Published 18 July 2022)

Drg No: 900/09838 – Block Plan
(Published 18 July 2022)

Drg No: 900/10389 – Existing Plan and Elevations
(Published 18 July 2022)

Drg No: 900/10389 – Amended Proposed Plan and Elevations
(Published 30 August 2022)

Email re Materials and Fenestration
(Published 30 August 2022)

Email re Render
(Published 02 September 2022)

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, emails and hereby approved plans, or shall match, in type, colour, and texture, to 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.