
Site Address: 62 Silvester Road, Waterloooville, PO8 8TS
Proposal: Erection of front porch, hip to gable front dormer alteration, dormer to the front elevation, change of materials and fenestration alterations.
Application Type: Full Planning Permission
Application No: APP/22/00611 Expiry Date: 02/09/2022
Applicant: Mr. M Paine
Agent: Mr D P Manns Case Officer: Selina Donophy
 D M Designs
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 62 is a detached two-storey dwelling located on the north side Silvester Road. The site is located within a residential area of mixed house designs and materials. The application dwellings is constructed of red/orange brick, with tile hanging to front first floor and has a front dormer above a projecting double garage element. Roof materials are brown profiled concrete tiles. The front of the site is laid to red paviors and can accommodate at least 4 cars. To the rear of the dwelling is a two storey extension.

Trees at the site are the subject of a Tree Preservation Order.

2 Planning History

01/58384/001 - Crown reduce by 30% a Horse Chestnut tree (T1) at 62 Silvester Road subject to TPO 1030., PERM,20/12/2001
93/58384/000 - Conservatory to rear., PERM,
10/58384/002 - Crown reduce by 20% and crown thin by 10% a Horse Chestnut tree (T1) subject to TPO 1030., PERM,24/03/2010
APP/19/00589 - Demolition of existing conservatory, erection of single storey rear extension and first floor extension over existing ground floor., PERM,26/07/2019
APP/19/01050 - Reduce crown 1No Horse Chestnut (T1) to previous pruning points, subject to TPO 1030., PERM,05/12/2019
APP/21/00835 - Application for non-material change to Planning Permission
APP/19/00589 relating to amendment to size of rear first storey apex window and additional cladding finish., PERM,03/09/2021

3 Proposal

Erection of front porch, hip to gable front dormer alteration, dormer to the front elevation, change of materials and fenestration alterations.

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

Arboriculturalist

There are no significant trees onsite or on adjacent land that will be affected by the proposals.

Recommendation:
I raise no objection to the proposals

Councillor Carly Scannell - Hart Plain

No comment

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) Trees

(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 This proposal comprises alterations to the front dormer, extending the hipped back roof to a gable style roof. Also proposed is a front porch and changes to materials and door and window fittings. The changes to the front dormer includes the alteration from the existing hipped back design to a pitched roof gable design with a larger window. The front roof would be extended down in a catslide design with a flat roof dormer added with a rooflight in the flat roof. At ground floor level this would extend forward creating a lobby area with a door to the front elevation. Other alterations include tiles to the front dormer and render to the flat roof dormer and front extension. Grey frames are proposed to the window fittings.

7.4 The dormer design and proposed materials are of a more modern design than existing however there is a mixture of dormer and property styles in the immediate streetscene and no set pattern of development style. In addition, there is a mixed palette of materials in the streetscene including render and tile. This property is set back from the road and is not highly visible from the west as it is sited behind no 64. It is more visible from the east however the extension proposed would not be full two storey height and would slope down in continuation of the existing roof slope with a subservient appearance. Overall, the proposals are considered acceptable additions to the host dwelling and within the wider context of the streetscene.

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 To the west of the site is no 64- the extensions would be located on the other side of the property and the change to the dormer would not result in harmful impact to the amenity of this property .

- 7.7 To the east is no 60a which is sited behind the application site. Almost the entirety of no 62 is set forward of no 60a and the 45 degree is already infringed by this relationship . The extension would not have an excessive height and is not considered to result in a worsened impact than existing by a degree to justify a refusal on this basis.
- 7.8 The proposal is not considered to result in any harmful impact to properties to the front or rear.
- 7.9 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) Trees

- 7.10 There are TPO trees towards the front and rear of the site. Havant's Arboricultural Officer has been consulted in this regard and has no objection to uphold to this proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the locality and protected trees 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/22/00611 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:

Block plan uploaded on the 12.07.2022

Location plan uploaded on the 28.06.2022

1A Existing and proposed floor plans and elevations uploaded 28/6/2022

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.