
Site Address:	1 Silvester Road, Waterloooville, PO8 8TJ		
Proposal:	Two storey side extension, rear extension and loft conversion.		
Application No:	APP/21/00616	Expiry Date:	28/07/2021
Applicant:	Mr P Saville		
Agent:		Case Officer:	Graham Speller
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the south western side of Silvester Road and is occupied by a single storey semi detached bungalow with rooms in the roof incorporating a small rear dormer window.
- 1.2 The surrounding area is a mix of residential and commercial as the application site is within close proximity to the town centre towards the north east. The road comprises a variety of styles and designs of houses, including flat roofed two storey houses within close proximity on the other side of the road. There is also a dominant three storey flat roofed commercial building diagonally opposite the site at the junction with London Road.
- 1.3 The A3 London Road is within close proximity towards the south east from which Silvester Road gains access. Properties on the road adjoining the application site comprise two storey dwellings.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Two storey side extension, rear extension and loft conversion.
- 3.2 Whilst the description of development is what the applicant put in the application form, it could be more accurately described as a side addition with hip to gable enlargement, conversion of existing garage to habitable accommodation, front and rear dormer windows and single storey rear extension. However, the proposed development was clear on the submitted drawings and therefore a change in the description and reconsultation was not considered necessary.

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)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor P Bains - Hart Plain Ward

No comments 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: 54

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

(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 Whilst the proposals would introduce a front dormer window, there is an eclectic mix of designs of houses in the road. As noted above, there are also two storey flat roofed houses on the opposite side of the road, as well as a three storey block. No.7 Silvester Road is a similar scale bungalow to the application site, and this has undergone a hip to gable enlargement. Having cognisance to such a variety of designs, it is considered that the proposed gabled side addition and front dormer window is acceptable in terms of impact on the visual amenities of the street scene.
- 7.4 The proposed rear dormer would be partially visible from the road but is considered acceptable in terms of impact on the character of the area.
- 7.5 A hip to gable enlargement could be carried out under permitted development but the two storey side addition resulting in a similar impact is considered an acceptable enlargement in any case.
- 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 The side addition will lie almost 20m away from the nearest properties on London Road with no overlooking windows. This separation distance significantly exceeds that set out in the Design Guide SPD. With regards the front and rear dormers, they are considered to have a limited and acceptable impact on the attached neighbour at No.3, which features a rear extension and rear dormer. 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

- 7.8 There would be no increase in the number of bedrooms as a result of the development. Whilst the proposals would result in the loss of the existing garage space, adequate on site parking would still be available.

8 Conclusion

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/21/00616 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

PROPOSED BLOCK PLAN

1 silv.21.02 - PROPOSED FLOORS, ELEVATIONS

1 silv.21.03 - EXISTING AND PROPOSED SECTIONS, ROOFS AND 3D PLANS

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.