
Site Address: 9 Silvester Road, Waterloooville, PO8 8TJ
Proposal: Demolition of existing conservatory and erection of replacement single storey extension, balcony to rear over new flat roof with associated screening, conversion of loft to form habitable space.
Application No: APP/21/00541 Expiry Date: 27/07/2021
Applicant: Ms Beverly Field
Agent: Mr Connor Beckmann Case Officer: Joseph Toole
 Beckmann Architecture Limited
Ward: Hart Plain

Recommendation: **REFUSE PERMISSION**

1 Site Description

9 Silvester Road, Waterloooville, is located to the south side of Silvester Road. The application site is a two storey semi detached property comprising cream render and concrete roof tiles. Vehicular access is from Silvester Road with parking to the front.

The property is located within a residential area with surrounding properties of different design.

2 Planning History

No relevant planning history.

3 Proposal

Demolition of existing conservatory and erection of replacement single storey extension, balcony to rear over new flat roof with associated screening, conversion of loft to form habitable space.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following

link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 2

Comment	Officer Comment
Overlooking on privacy and outlook from proposed balcony	Please see Section 7.
Loss of light	Please see Section 7.
Noise concerns	This not a material planning consideration

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) Drainage

(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 the demolition of existing conservatory and erection of replacement single storey extension, balcony to rear over new flat roof with associated screening, conversion of loft to form habitable space. The proposed rear extension would have a width of approximately 6.3 metres, a depth of approximately 2.9 metres with a flat roof having a height of approximately 3.1 metres with a balcony on the top. The balcony would have a glass balustrade at a height of approximately 1.1 metres to the rear and 1.7 metres on both sides with obscure screening.

7.4 The proposed rear extension would have matching render to the existing property with a flat roof. It is considered the proposed works would be inkeeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing rear

extension. Therefore, it is considered to be inkeeping with the character of the area.

- 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 two rooflights within the roof serving the loft conversion. This is considered not to have a negative impact upon any of the neighbouring properties.
- 7.8 On the east side at ground floor level the proposed rear extension would be screened by No.9A Silvester Road's rear extension therefore not having any impact on the neighbouring occupiers. At first floor level it is considered the proposed balcony would introduce an intensification of overlooking not currently established when standing out on the balcony even with the 1.7 metre obscure screening. This is because if positioned within the far corner it would have a direct view over the rear garden of No.9A Silvester Road which is considered unacceptable. The proposed balcony is not considered to have an adverse impact on the loss of light on this side as it would have obscure glass which will still transmit light.
- 7.9 On the west side at ground floor level there would be a new window within the proposed rear extension. This would not be screened by any fenestration and would directly overlook the rear extension and garden at No.11 Silvester Road which is considered to cause overlooking. This could be resolved in the form of a condition for this window to be obscurely glazed as there is a principal window to the south. At first floor level it is considered the proposed balcony would introduce an intensification of overlooking not currently established when standing out on the balcony even with the 1.7 metre obscure screening. This is because if positioned within the far corner it would have a direct view over the rear garden of No.11 Silvester Road which is considered unacceptable. At second floor level there would be a new circulation window within the proposed loft conversion which would face the side wall of No.11 Silvester Road which is deemed not to cause harmful overlooking. The proposed balcony is not considered to have an adverse impact on the loss of light on this side as it would have obscure glass which will still transmit light.
- 7.10 To the rear there would be a door and windows within the proposed rear extension. These views would be screened by the existing 1.8 metre high brick wall therefore it is not considered to cause harmful overlooking. At first floor level there would be the balcony above the rear extension which as mentioned above would cause overlooking both sides however to the rear due to the length of the garden it is not considered to impact the occupiers to the rear. At second floor level there would be 2 rooflights within the proposed loft conversion which are not deemed not to cause harmful overlooking.
- 7.11 Consequently, it is considered that the proposal will lead to overlooking and would have an unacceptable impact on the properties immediately adjacent to the application site contrary the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Drainage

- 7.12 Southern Water commented on the application and raised no objection.

8 **Conclusion**

- 8.1 The proposal would have an unacceptable and significant impact on neighbours properties and is therefore considered to be inappropriate and recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00541 for the following reasons:

- 1 The proposed balcony would give rise to direct overlooking of the rear gardens of the properties immediately adjacent to the application site to the detriment of the amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.