
Site Address:	7 Silverdale Drive, Waterloooville, PO7 6DN		
Proposal:	Proposed rear and side extension.		
Application No:	APP/16/00417	Expiry Date:	21/06/2016
Applicant:	Mr Hughes		
Agent:		Case Officer:	Emma Chisnall
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Silverdale Drive is a semi detached dwelling on level ground which is constructed of cream rendered walls and has a concrete tiled roof. The amenity space to the front is part hard-surfaced for the provision of parking two cars and also has a moderate area of lawn. The boundary to the front of the dwelling is of low brick and there is a garage to the side of the dwelling which is currently used as storage. To the rear of the dwelling the amenity space is adequate in size and is lawn. The boundary around No 7 to the rear is constructed of 1.8m fencing which has a gap between the boundary shared with No 5 due to a tree being present.

2 Planning History

None

3 Proposal

Proposed rear and side extension.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

None

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concern over loss of light to living room at neighbouring dwelling.

Comment: Plans have been amended which set the extension away from the boundary and reduce the depth which should contribute to reducing the impact caused to light levels reaching No 5.

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. No 7 have the space available to accommodate the extension without causing a significant negative impact to neighbouring residential amenity value.

(ii) Impact upon the character of the area

7 Silverdale Drive is located within an urban area where similar developments have been carried out. Although the extension will be part viewable from the streetscene it would be set back from the front elevation, away from the side boundary and will have a part hipped roof giving a subservient appearance which does not appear bulky or obtrusive from the streetscene. The remaining extension will be located to the rear of the dwelling and will therefore be hidden from the public realm.

Materials will be used to match the new extension to the existing dwelling which should help make the proposed works look in keeping to the area and not out of place. It is therefore considered that the proposed works should not detract significant character from the area.

(iii) Impact upon residential amenity

Concern has been raised that the development would impact and reduce light levels reaching the connected dwelling at No 5. Plans have been amended which reduce the width of the extension so the extension is set slightly further away from the shared

boundary. The extension has also been reduced in depth and it is considered that this combination would reduce the impact the proposed extension has on the neighbouring dwelling and reduce the impact caused to light levels such that the proposal is considered acceptable in terms of its impact. No windows are proposed along this elevation which should maintain privacy levels and ensure the neighbouring dwelling does not feel over-looked.

The development is set away from the shared boundary with No 7 and although a window is proposed along this elevation it is not considered this would cause over-looking or cause a loss of privacy to the neighbours as it will be positioned alongside the neighbouring garage which does not currently have windows and is not used as a primary room. This will also help reduce the outlook of the extension from this neighbour's view and it is therefore considered that the proposed works would not have a significant negative impact to No 7.

The development can therefore be considered acceptable.

8 Conclusion

No 7 Silverdale Road has adequate amenity space for the proposed rear extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal and acceptable impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00417 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Received 21st April 2016
Revised Existing and Proposed Floor Plans and Elevations with Site Location and Block Plan. Received on 15th June 2016.

Reason: - To ensure provision of a satisfactory development.

