
Site Address:	52A Silvester Road, Waterloooville, PO8 8TL		
Proposal:	Single storey rear extension and conservatory.		
Application No:	APP/15/01314	Expiry Date:	20/01/2016
Applicant:	Mr & Mrs Libby	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached chalet style bungalow located on the northern side of Silvester Road. The property comprises of brickwork and render, with dormer windows to the front, rear and side of the roof. There is an attached garage to the front of the property and a driveway.

The streetscene comprises of one and two storey detached and semi detached properties varying in styles.

2 Planning History

91/56327 - Proposed dormer extension to form bathroom. Permitted 10/07/1991.

3 Proposal

Single storey flat roof rear extension extending 4.3m from existing rear wall, incorporating a conservatory to the north east elevation of the proposal which extends 5.25m for the existing rear wall.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist
No comments

Engineering/Drainage
No comments

Southern Water

We request that should the application receive planning approval, the following informative is to be attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

a) There is no provision to stop the water from draining onto the roof of the attached property, which in turn goes to a soakaway. *No guttering is shown on the plans and the building will need to comply with building regulations. However certificate B has been served on the adjoining dwelling and there is a central down pipe adjacent to the rear elevation.*

b) There are concerns that the acoustic value of the wall between the two properties will not be adequate. *This is not a planning consideration but will need to comply to Building Regulations.*

c) Concerns are raised with regard to the loss of evening sunlight to neighbouring patio area. *This matter has been addressed below.*

d) Concerns are raised with regard to a loss of privacy due to the height of the extension. *This matter has been addressed below.*

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 streetscene
- (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.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Silvester Road and as such will not have any significant impact visually on the character and appearance of the area. The development is of an appropriate scale and design, using materials to match the existing dwelling and it is therefore considered that the development would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact upon residential amenity

We have received an objection from the occupiers of No. 52 in relation to loss of privacy due to overlooking from the conservatory and the loss of sunlight to patio.

The conservatory is located on the opposite side of the extension to that of No. 52 and therefore this will not cause any significant overlooking worthy of refusing this application.

Given the depth of the extension at 5m, it is accepted that there will be some loss of evening light to the patio area of No. 52, however as the property benefits from a rear garden measuring in excess of 40m, this is not their only amenity space.

The height of the flat roof extension is 2.7m, the conservatory to the highest point of the pitched roof is 3.5m and both are to extend no more than 5m beyond the rear wall of the current property all of which are within the realms of the criteria for a Prior Notification application.

A meeting with the occupier of No. 52 was carried out to discuss their concerns and it was explained that, because of the above points, we consider that although the proposal will have a small impact on the occupiers of No. 52, the impact is not significant enough to warrant the refusal of this application, and the extension and conservatory comply with Policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

It is not considered that this proposal will result in a significant material harm to the amenity of adjacent occupiers. The design is appropriate to both the streetscene and host dwelling. Accordingly it is recommended for planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01314 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 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:

Existing and Proposed Elevations - Received 25.11.15

Location Plan - Received 25.11.15

Layout Plan - Received 25.11.15

Existing Ground Floor Plan - Received 25.11.15

Proposed Ground Floor Plan - Received 25.11.15

Reason: - To ensure provision of a satisfactory development.