
Site Address:	64 Silverdale Drive, Waterloooville, PO7 6DP		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/15/01331	Expiry Date:	25/01/2016
Applicant:	Mr Connolly	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 64 Silverdale Drive is a two bedroom semi detached chalet bungalow location on the south side of Silverdale Drive. The area is characterised by similar detached and semi detached bungalows, many of which benefit from various extensions.
- 1.2 The property is constructed of brick work and cream render to the walls and brown hung tiles to the roof. The driveway runs down the side of the bungalow, leading to a garage.

2 Planning History

- 2.1 No planning history

3 Proposal

- 3.1 Single storey front extension measuring 2.5m from the front wall of the existing dwelling, by 3.3m in width and a single storey rear extension measuring 3.1m from rear wall of existing dwelling by 6.6m in width.

4 Policy Considerations

National Planning Policy Framework

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage
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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 which was withdrawn once the location of the rear extension had been confirmed

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

7.2 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

7.3 The rear extension is not readily visible from the public realm and, as such, it is considered not to be detrimental to the streetscene.

7.4 After the construction of the front porch a gap of 7m will remain between the extension and the highway. The front extension has been designed with a pitched roof to match the existing roof, and along with using matching materials it is considered that front extension will blend well with the existing dwelling. Due to the varying designs of properties within the streetscene it will not be visually detrimental and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.5 The rear extension extends 3.1m, which is 0.1m above the permitted development allowance for an attached dwelling. It is to be built onto an existing rear extension and when completed will match in depth and width the rear extension to the attached neighbouring dwelling (No. 66). The extension will be located in excess of 5m from the dwelling to the west (No. 62). No windows are proposed for this elevation and the boundary treatment is a 1.8m fence.

7.6 The front extension will be located 4m from the adjoining dwelling (No. 66) and 5m from the property to the south west (No. 62) and will have no windows to the side elevations. It is not considered that the proposed front extension would have an unacceptable impact on the amenities of the occupiers of the adjoining dwellings and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 The proposal is considered to be acceptable in terms of scale, siting and design and is

therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01331 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:

Location Plan - Received 30.11.15

Site Layout Plan - Received 30.11.15

Roof Plan - Received 30.11.15

Existing Elevations - Received 30.11.15

Proposed Elevations - Received 30.11.15

Existing Ground Floor Plan - Received 30.11.15

Proposed Ground Floor Plan - Received 30.11.15

Reason: - To ensure provision of a satisfactory development.