
Site Address:	108 Silverdale Drive, Waterlooville, PO7 6DX		
Proposal:	First floor extension including replacement of hip by gable end, extension of dormer to rear and velux windows to front. (Resubmission).		
Application No:	APP/14/01195	Expiry Date:	08/01/2015
Applicant:	Mrs Austin	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with dormers to front and rear and a detached garage to the side. It has a brown tiled pitched and mono-pitched roof with tile hanging to the dormers and part gable and elevations of red multibrick. The site is level, although there is a slight west east decline in the road. There is a driveway leading to the garage and an area of gravel to the front, the front boundary has open vehicular access and a 1 metre high wall, there is a 1 metre high fence rising to 1.8 metres to the north western boundary and a 0.8 metre high fence railings to the south eastern boundary. The rear garden is mainly laid to lawn with a patio area and shrubs and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 It is attached to the neighbouring property which is of a similar age, design and style to the south east, and a pair of semi-detached bungalows of a similar age, a different style and design are to the north west. The rear gardens of properties in Clinton Road lie to the rear of the site and a detached bungalow of a similar age, a different design and style is opposite the site. The area is of medium density with a mixture of detached and semi-detached bungalows of a similar age and mixed styles and design.

2 Planning History

APP/11/00980 - First floor extension including replacement of hip by gable end, extension of dormer to rear and velux window to front, permitted 23/06/2011 but not implemented.

3 Proposal

- 3.1 The application is for the infill extension of the roof to the north west to form a gable end with a rooflight to the front and to increase the length of the rear dormer by approximately 3.35 metres. It should be noted the proposal is the same development granted under planning permission APP/11/00980.

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

Development Engineer - Highways

No adverse comment.

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: 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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principal subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed roof extension would be visible from the public realm, however the surrounding properties have a range of both pitched and hipped roofs (including examples where semi detached dwellings have different roofslopes), with front and rear dormers of varying sizes. The design and appearance of the proposal is in proportion and sympathetic to the existing building and is therefore considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality or appear to be out of keeping within the existing streetscene.

7.4 The extension of the rear dormer would not be visible from the public realm and

therefore have negligible visual impact.

(iii) Effect on neighbouring properties

- 7.3 The proposal is for the extension of the roof to form a gable end and the increase in the length of the existing rear dormer. There are no windows in the new gable end and the neighbouring property at 106 Silverdale Drive is separated by adjoining driveways and is approximately 6 metres away. The level at the site also decreases from west to east. It is therefore considered that the distance to the neighbouring property and the change in level is thought to reduce any perception of mass and bulk. The development is therefore unlikely to appear overbearing or visually intrusive to this neighbour.
- 7.4 The proposed extended rear dormer includes additional windows, however it is considered that there is already a degree of overlooking to the rear and that any increase in overlooking would be minimal. It should be noted that the rear dormer can be extended in size under permitted development, if completed in isolation from the other roof works (albeit part of the rear dormer is within the extent of the proposed new roof). It is therefore considered the proposal is unlikely to lead to an adverse impact or result in additional overlooking to the immediate neighbours.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01195 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

AG-11-02-001	Existing plans and elevations
AG-11-02-002	Proposed plans and elevations

AG-11-02-003

Site and location plan

Reason: - To ensure provision of a satisfactory development.