
Site Address:	58 Silverdale Drive, Waterloooville, PO7 6DP		
Proposal:	Single storey side extension.		
Application No:	APP/14/00723	Expiry Date:	04/09/2014
Applicant:	Mr & Mrs D Emeney	Team:	Team 2
Agent:	Mr D J Boddy	Case Officer:	Daphney Haywood
	The Project Support Practice		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached 4 bed chalet bungalow located on the south-west side of Silverdale Drive. It is set on a corner plot with the return along Alten Road. The area is characterised by similar detached and semi detached bungalows set in a regular linear pattern, separated by side drives providing the space between pairs of semi's.

The property immediately to the north-east, no. 62 comprises a semi detached bungalow with a driveway to a rear garage adjoining the boundary with the application site. On the opposite side of Alten Road at No 56 Silverdale Drive is a detached bungalow.

- 1.2 The application property which is constructed of rendered block work and concrete tiles has previously been extended with a roof conversion and an entrance porch.

2 Planning History

90/54460/000 Rear extension and rooms in roof. Approved 3/4/90

3 Proposal

Single storey side extension to enlarge an existing ground floor bedroom. The extension which would measure 5m by 2.2m would be located on the Alten Road side of the property.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

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: 7

Number of site notices: none

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Visual appearance in street scene
- (iii) Impact on residential amenity

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to detailed development control criteria.

(ii) Visual appearance in street scene

7.3 The design of the extension incorporates a hipped roof on the front elevation to match the existing hipped roof on this elevation and is considered to be appropriate to the host property in design and scale. It does however utilise part of the side separation distance from Alten Road. The potential loss of the separation from the Alten Road frontage does have an effect on the visual appearance of the street scene, however, a gap of 1m would be retained from the side boundary, which would help to maintain the visual separation from Alten Road.

(iii) Impact on residential amenity

7.5 The extension will not be sited in proximity to the neighbouring properties and will not result in loss of privacy or light.

8 Conclusion

8.1 The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00723

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:

Location Plan

Block Plan

Existing ground floor plan Drawing No.07/14/SD-1

Proposed ground floor plan Drawing No.07/14/SD-2

Proposed elevations Drawing No.07/14/SD-3

Existing and proposed roof plans Drawing No.07/14/SD-4

Reason: - To ensure provision of a satisfactory development.