
Site Address:	24 Silverdale Drive, Waterloooville, PO7 6DN		
Proposal:	Single storey rear extension and loft conversion (including rear dormer - Permitted Development)		
Application No:	APP/15/00277	Expiry Date:	07/05/2015
Applicant:	Miss S Piper	Team:	Team 2
Agent:	Mr C Allchurch	Case Officer:	Richard Nash
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a single storey semi-detached dwelling of traditional character and brick, render and tile finish, located within a reasonably sized plot on the south side of Silverdale Drive, west of its junction with Kingsdown Road. The site has a low hedge and wall to the front boundaries. There is no boundary treatment to the driveway or that for the adjoining dwelling to the west, but rear boundaries are marked with walls and fencing. The road slopes gently with the result that the pair of dwellings including the bungalow are sited at a higher level than those to the west. The area is predominantly characterised by medium density residential land use.

2 Planning History

None relevant.

3 Proposal

The current application proposes a single storey rear extension and a loft conversion, including a rear dormer window that could be constructed under permitted development rights.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Design Guide 2011.

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

5 Statutory and Non Statutory Consultations

Southern Water:

Requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. Request that should this application receive planning approval, the following informative is 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 S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Attached plan showing that the proposed extension lies over an existing public sewer. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development close to the sewer. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker - in this case Southern Water. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
NB: Informatives added.

Development Engineer:

No adverse comment. Would suggest that the Planning Authority places a condition for the retention of three parking spaces and cycle facilities in order to conform to HBC Parking Standards.

NB: The provision of on site parking spaces has been conditioned. There is ample room on the site to store cycles and this would not be compromised by the proposal.

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: No objections.

7 Planning Considerations

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 on application site and locality
- (iii) Impact on neighbouring 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. Furthermore, the provision of extensions and alterations to a dwelling of this style and character would also be acceptable in principle. The proposed dormer window could be constructed as permitted development and its impact on amenities is thus considered acceptable by Central Government.

(ii) Impact on the application site and locality

In addition to the rear dormer window, the proposed loft conversion comprises a change in roof shape from a hip to a half-hip on the side elevation. Whilst this would add a degree of bulk to the roof, it would not appear as an incongruous feature - the street scene contains a variety of roof shapes, including loft conversions and the adjoining property already has a front dormer window, which unbalances the appearance of the pair of dwellings. In further consideration of the Borough Design Guide, e.g para 5.35, it is noted that there are several examples in the street of unbalanced pairs of roofs to semi detached buildings resulting from gable-end extensions and dormers at one end, as such the immediate context is mixed and the proposal could not be said to be harmful to the streetscene here.

The proposed rear extension would not be visible within the street scene and would appear as a complementary and subservient addition to the main dwelling, and a good degree of external amenity space would be retained. The rear dormer window in itself would be a Permitted Development. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or locality.

Although the proposal would increase the number of bedrooms from two to four, the garage and driveway/forecourt / garden space provides four parking spaces in accordance with the Council's Residential Parking SPD.

(iii) Impact on neighbouring amenity

The siting and design of the proposed rear extension is such that it would be unlikely to have any detrimental impact on neighbouring amenity. The property to the west is at a lower level, but there is already a detached garage adjoining this boundary, which would effectively screen the extension.

The proposed change in roof shape would move the bulk of the dwelling closer to the property to the west. However, this elevation faces across the driveways serving the dwellings. There are no windows proposed to the upper floors of this elevation and the proposal would be located a considerable distance from the properties to the rear. Any overlooking to the side from the rear dormer would be at an oblique angle, it is also noted that dormers such as this can often be constructed as Permitted Development, without the need for planning permission. The rear terrace of 400mm height is marginally in excess of the 300mm allowed under Permitted Development rights so that the minor risk of increased overlooking to the north east is not considered to be so significant as to warrant refusal.

In summary it is considered that the proposals are unlikely to result in any detrimental impact on the amenities of occupiers of neighbouring properties.

8 Conclusion

The proposed extension and loft conversion would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site, or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00277, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

01.A (Proposed Plans and Elevations)

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.