
Site Address:	42 Silvester Road, Waterloooville, PO8 8TL		
Proposal:	Two storey rear extension.		
Application No:	APP/15/00278	Expiry Date:	08/05/2015
Applicant:	Mr & Mrs Carey	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The applications site comprises a 2 storey dwelling located in a primarily residential area of properties of differing ages and character, however, the 2 immediately adjacent dwellings to the west are of the same style and the dwelling at No 40 Silvester Road has been extended in a similar way.

2 Planning History

None

3 Proposal

Two storey rear extension.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

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: 5

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) 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 extension would be sited to the rear and whilst visible from the side, owing to the set back of the adjacent property it, is of appropriate design and would have limited impact on the street scene.

(iii) Impact upon residential amenity

The main impact relates to Nos. 40 and 42a Silvester Road. In respect to No. 40, this property has been extended in a similar way and whilst there are windows in the side elevation these are secondary. The proposed extension provides for 2 rooflights to serve bedroom 2 and these would face the roof of No 40 and are not considered to result in detriment. According to the roofplan and elevation another rooflight would be located on the NW roofslope, the applicant has confirmed (telephone 24th April 2015) that this will light an attic storage space. A condition to require this to conform with usual Permitted Development (unopenable if sill less than 1.7m and obscure glazed) would avoid and residual risk of loss of privacy to the front windows of no 42a. The applicant has confirmed that this is acceptable (24/4/15 *ibid*)

In further consideration of of no. 42a, this property is set back in the road, and the main impacts relate to the front of the property. The proposed extension would result in development closer to the front of No 42a, however, as both properties are set off the boundary the gap between the properties prevents excessive over dominance. Regarding privacy, the extension would result in the rear bedroom windows being closer to those in the front of No 42a, but at a more acute angle, and hence the impact is not considered to be significant. The proposal is considered to achieve an acceptable relationship with the adjacent dwellings and to comply with the provisions of Policy CS16- 1e.

8 Conclusion

The proposed works are of acceptable design and siting and comply with the Policy CS16-1 c and e and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00278, 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:

Site layout plan - 4157/500
roof plan 4157/200 rev A
Existing elevations and plan 4157/1 Rev B and 4157/2 Rev A
Proposed ground floor plan 4157/3 rev B
Proposed first floor plan 4157/4 rev C
Proposed elevations 4157/5 rev A
Proposed section 4157/6 rev A

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 rooflight window in the north west elevation of the extension hereby approved shall:-

(i) be permanently unopenable unless it has a cill height which is at least 1.7m above internal floor level (including the attic floor level, it is installed within attic space), and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.