
Site Address:	13 Silverdale Drive, Waterloooville, PO7 6DN		
Proposal:	Single storey front and rear additions, also pitched roof to existing front dormer and new garage.		
Application No:	APP/13/01202	Expiry Date:	27/01/2014
Applicant:	Mr Banner	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies within a primarily residential area of similar properties and consists of a semi detached pitched roof bungalow. The property is situated on the outside of a bend in the road and has a larger than usual garden, which is wedged shape increasing in width to the rear. To the side, sited beyond the original rear elevation of the dwelling is a detached garage.
- 1.2 To the north is the attached dwelling of similar size and design. The application property has a long rear garden providing good separation with the dwelling to the rear.
- 1.3 To the south is a semi-detached bungalow, separated from the application site by a detached garage. The dwellings are separated by two driveways.

2 Planning History

None

3 Proposal

- 3.1 Single storey front and rear additions, also pitched roof to existing front dormer and new garage. The front extension would replace the existing open porch and have a similar footprint (1.5m by 2.9M). The rear extension would extend 4m beyond the rear of the property and across its width. In addition it is proposed to construct a pitched roof over the exisitng dormer, and to rebuild and extend the exisitng garage.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- Rear extension will extend some 4m at a height of approx 3m casting shadow over my rear picture window and prevent any **direct sunlight** until around 4 pm any time in the year getting to my lounge and none at all in the winter period. Our party wall is only 0.5 metres from my window. If given, my **outlook** will be a 4m x 3m. brick wall and render cast in shadow.
- Preparation work has already started on the forms are inaccurate and access will be needed from No 15.
- Pitched roof to front dormer is out of keeping.

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) Effect on neighbours
- (iii) Effect on the street scene

(i) Principle of development

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

(ii) Effect on neighbours

7.3 The main impact relates to the proposed rear extension which would be adjacent the boundary with No15, which has a through living room nearest the boundary. The extension would project 4m beyond the rear window to this living room. No 15 lies to the north of the proposed works, and the extension would therefore result in the loss of some direct sunlight, however, No 15 has a relatively wide plot and an open aspect to the rear over undeveloped land. Additionally the living room is double aspect. Given these site characteristics it is considered that the resulting loss of light and

outlook are not so great as to substantiate refusal of the application.

- 7.4 To the south the proposal would be predominantly screened by the existing detached garage to No 11 Silverdale Drive. Given the separation provided by the driveways along with the level of screening it is unlikely that the proposal would appear overbearing to this neighbour.

(iii) Effect on the street scene

- 7.5 The proposed front porch extension would be modest in size, the pitched roof over the dormer whilst deviating from the design of the original dormer, that of the dormer to the adjoining property and other properties nearby, is small in size and would sit below the ridge line and not be dominant in the street scene. The proposed works are considered to be of appropriate design and not to be intrusive or detrimental to the street scene .

8 Conclusion

- 8.1 The proposed extensions due to their siting, scale and location are not considered to be detrimental to the street scene nor to result in an unacceptably overbearing or un-neighbourly form of development.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01202. 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north elevation of the development hereby approved, without the prior written approval of the Local Planning Authority.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received by the Council 2 December 2013
Block plan received by the Council 2 December 2013
Existing elevations received by the Council 2 December 2013
Existing ground floor plan received by the Council 2 December 2013
Existing first floor plan received by the Council 2 December 2013
Proposed elevations received by the Council 2 December 2013
Proposed ground floor plan received by the Council 2 December 2013
Proposed first floor plan received by the Council 2 December 2013
Proposed garage floor plan, elevations and section received by the Council 2 December 2013
Section drawing received by the Council 2 December 2013
Amended porch roof porch dated 2 Jan

Reason: - To ensure provision of a satisfactory development.