
Site Address:	125 Silverdale Drive, Waterloooville, PO7 6DU		
Proposal:	Single storey rear extension.		
Application No:	APP/14/00540	Expiry Date:	05/08/2014
Applicant:	Mr C Walder	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 a driveway to the side and is currently being renovated. It has a brown pitched tiled roof and elevations of red multibrick with a section of cream render to part of the front elevation. There is a slight decline from the road to the site which is uncultivated to the front with construction debris and building materials. The front boundary has open vehicular access and a dwarf wall, there is a 0.6 metre high fence rising to 1.9 metres to the north western boundary and a 1.1 metre high wall and railings to the south eastern boundary. The rear garden is level with a large shed and has a grassed area. The garden is enclosed with 2 metre high fences to the north western and south eastern boundaries and a 2 metre high fence and trellis to the rear boundary.
- 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, design and style are to the north west. The rear garden of a property in Sutton Road lies to the rear of the site and a pair of semi-detached bungalows of a similar age, design and style are opposite the site. The area is of medium density with a mixture of detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 3.77 metres in depth, 6.5 metres in width with a 2.8 metre high flat roof. The walls of the extension were close to completion on the date of the site visit.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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: 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 principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The extension would not be visible from the public realm and consequently have no impact on the existing street scene. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposal would only be partially visible from the adjacent properties due to the existing screening, and the depth of the extension is 0.77 metres more than the limit for standard permitted development, albeit the applicant could have chosen to use the current 2 year provision for this length of extension under the prior notification procedure. The development would be situated close to south eastern boundary,

however it would be adjacent to an existing single storey extension to the adjoining property of approximately the same depth, albeit slightly higher. There are no windows in the side elevations of the extension and it is considered that the property to the rear is a sufficient distance away. Due to its location and the existing screening to the neighbouring properties, it is considered the development is unlikely to appear overbearing or lead to overlooking and is deemed to be acceptable and recommended for approval.

There is adequate parking (a long driveway and garage) even if the proposal were to lead to a greater number of bedrooms.

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/14/00540 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 elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.