
Site Address:	98 Silverdale Drive, Waterloo, PO7 6DU		
Proposal:	Single storey side extension.		
Application No:	APP/14/00469	Expiry Date:	01/07/2014
Applicant:	Mrs R Thomas	Team:	Team 2
Agent:	Mr M Gillings	Case Officer:	Tina Pickup
	Mike Gillings - Building Plans		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a small semi-detached bungalow located on the south-west side of Silverdale Drive. The area is characterised by similar such semi-detached bungalows set in a regular linear pattern, separated by side drives providing the space between pairs of semi's. The application site is symmetrical with its other half and both are gable ended bungalows constructed of red brick with render panels, beneath a concrete tile roof. The site has a rear full width extension and what was a lean-to side car port has been filled in with wood to create a storage area.

The property immediately to the south-east, nos 100, is a similar gable ended semi-detached bungalow having its side drive adjacent the site. Nos 100 has a flat roofed side extension that fills the width of the side space, but it is set back at the rear of the gable end. This brick extension forms the rear side boundary to the site, and there is a close boarded fence with lattice above enclosing the applicants car-port in-front of that.

2 Planning History

06/71297/000 - single storey rear extension pp Oct '06 (implemented)

3 Proposal

The proposal would involve demolishing the existing wooden side structure and replace it with a single storey side extension having a width of 1.9m and depth of 9.5m. The roof would follow the pitch and alignment of the existing, with the rear element being hipped with a flat central area to keep the height to a minimum. The side extension would retain a distance of 0.9m to the side boundary.

4 Policy Considerations

National Policies
NPPF

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

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: At least one site notice exists - check the number.

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 follows the ridge and eaves line of the existing bungalow and is appropriate to the host property in scale. It does however utilise part of the side separation distance that provides the setting to the bungalow. The potential loss of the space about the property is a concern and its effect on the pattern of the visual appearance of the street scene. The immediate neighbour, at 100, has a side extension, in a set back position. Therefore the proposed side extension would not result in a true 'terrace effect' as the front facade would still be separated by the drive at nos 100. Furthermore, a gap of 900mm is proposed to be retained from the site boundary, which would help to maintain the visual break between dwellings.

7.4 Regard must also be had to the fact that the majority of this proposal could be erected as permitted development. The side extension where it is aligned with the original side gable end would be p.d - it is the rear utility area that links to an existing rear extension ie joins a rear extension making the width more than half the width of the original house, that triggers the need for this planning application. Therefore the visual appearance of the side extension from the street scene could be implemented under p.d. if the depth of the proposal had been less. On balance therefore it is considered that the visual impact of the proposal from the street

scene is acceptable and would not be contrary to policy CS16.

(iii) Impact on residential amenity

- 7.5 The application site lies to the north-west of nos 100 and so there would be no additional overshadowing as a result of this side extension. The proposed 900mm gap is considered sufficient to minimise any overbearing effect on the neighbour. There is however a window proposed serving a bedroom within the side elevation facing nos 100. This replaces an existing side window, but is closer to the shared boundary and open driveway and side of nos 100. On this boundary there is currently a 1.6m high close boarded fence panel with lattice above, enclosing the previous car port. This boundary treatment acts as a buffer, protecting the privacy between the occupiers of the 2 adjacent bungalows. Whilst not shown on the submitted plans, the retention of a boundary fence is important to protect that privacy and should be conditioned.

8 Conclusion

- 8.1 Having regard to what could be implemented under permitted development, then this slightly deeper extension is considered both visually acceptable and unlikely to cause any loss of amenity to neighbouring residents. Therefore planning permission is recommended, subject to conditions, particularly about the retention of the side boundary fence.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00469

(A)

(B) 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 existing close boarded fence on the south-east boundary of the site shall be retained and maintained at a minimum height of 1.6 metres.
Reason: To safeguard the amenities of occupiers of adjacent 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:

Existing Plans & Elevations 2156.02

Proposed Plans & Elevations 2156.01

Reason: - To ensure provision of a satisfactory development.