
Site Address:	185 Silverdale Drive, Waterloooville, PO7 6DX		
Proposal:	Front and side extension, roof alterations incorporating raised roof height and new side dormers.		
Application No:	APP/13/00505	Expiry Date:	31/07/2013
Applicant:	Mr & Mrs D Jervis	Team:	Team 2
Agent:	Mr Bramble	Case Officer:	Stephen Andrews
	Both Creative Partnership		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached chalet style dwelling located on the corner of Silverdale Drive and Hawkewood Avenue. The dwelling is modest in size with flat roofed dormer windows on each side elevation. The dwelling also has a flat roofed single storey rear extension. There is on site parking to the rear off Hawkewood Avenue with detached rear garage.

The area is residential in nature comprising of detached and semi-detached bungalows and chalet style dwellings. There is a large variety of dormer and roof extensions within Silverdale Drive, a large number of which are large box dormers.

2 Planning History

None

3 Proposal

The application proposes front and side extensions and alterations to the roof, including an increase in height of 0.5m, and larger side facing dormer windows with low pitched roof.

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

Development Engineer - No adverse comments

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: 8

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The dwelling as extended would not result in unacceptable harm to neighbour amenity, because much of the extension works would take place along the boundary along Hawkewood Avenue, with the increased height mitigated by the fact that 183 is on higher land and 187, which is lower down, is separated by the road of Hawkewood Avenue.

The development incorporates larger dormer windows, with additional windows facing immediate neighbour 183. However the central and rear most window looking on to this neighbour would serve a bathroom and dressing room and would be obscure glazed. Notwithstanding this there are a large number of dwellings with dormer windows which already result in high levels of overlooking and loss of privacy a distinct characteristic of the area.

It is therefore considered that having regard to the separation distances between the development and neighbouring properties, the topography of the land and the fact that the detail of the extensions has paid due regard to the impact it would have on neighbour 183 that the development would not result in unacceptable harm by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development as proposed would see the existing modest bungalow increased to a size that would give it more prominence within the street scenes of Silverdale Drive and Hawkewood Avenue. However, the increased size of the dwelling, as proposed, needs to be considered against the varied character and appearance of the immediate and wider area. A large number of dwellings have been extended into the roof, with no set style or design, although box dormer windows are a consistent theme. Therefore there is clear context for the development proposed.

It was noted on the site that the land drops from west to east which will mean that the increase of 0.5m would be less obvious when compared to immediate neighbour 183, which is higher. Normally concern would then be expressed regarding the potential height difference between the extended dwelling and 187, however, Hawkewood Avenue is positioned between the two dwellings meaning that any height difference will be suitably mitigated. This has been demonstrated with the submission of a proposed street scene plan. This plan not only shows the variety in size and design but that the increase in height of the dwelling would not be materially different or obtrusive.

The decision to include a low pitched roof on the dormers, is not a characteristic of the immediate area, however visually it is considered to be better design solution than the box dormer, which generally appears as a quite bulky addition.

Overall it is considered that despite the noticeable increase in size of the dwelling, the overall design approach is acceptable and will add interest to the already varied street scenes of Silverdale Drive and Hawkewood Avenue. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the already varied character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00505

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, unless agreed otherwise in writing by the Local Planning Authority.

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 first floor flank windows facing 183 Silverdale Drive, serving the dressing room for bedroom 2 and loft storage area (as shown on drawing 240513p14, hereby approved) shall 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 183 Silverdale Drive 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 1:1250 (unnumbered)
Block Plan 1:500 (unnumbered)
Drawing - 240513pl1 - Existing Elevations
Drawing - 250513pl3 - Proposed Elevations
Drawing - 240513pl2 - Existing Floor Plans
Drawing - 240513pl4 - Proposed Floor Plans
Drawing - 140513pl5 - Proposed Street Scene

Reason: - To ensure provision of a satisfactory development.