

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00142

APPLICATION TYPE: Retrospective Planning Permission

PROPOSAL: Retrospective application for demolition of existing garage and erection outbuilding to be used as a workshop. Retrospective amendment to the previously approved (APP/24/00266) single storey rear and side wraparound extension.

SITE ADDRESS: 129 Silverdale Drive, Waterlooville, PO7 6DU

APPLICANT DETAILS: Mr Robson

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 28/05/2025

Extension of Time Expiry:

RECOMMENDATION: GRANT PLANNING PERMISSION IN RETROSPECT

1 Site Description

The application site is a semi-detached bungalow situated on the north-eastern side of Silverdale Drive. The property comprises brickwork and a tiled hipped roof. The site has a detached outbuilding/workshop currently under construction which is the purpose of this application. The workshop/outbuilding is set back behind the rear elevation of the rear/side single storey extension which is also currently under construction and part of this application. The property has a driveway situated to the front of the property for the parking off road for at least 3No. vehicles.

- 1.2 The surrounding area is residential in character and is mainly characterised by a mix of semi-detached and detached bungalows of varying design.

2 Planning History

APP/23/00602 - Single storey extension to side and rear of existing single storey house. REF - 10/11/2023

APP/24/00266 - Single storey extension to side and rear of existing property following the demolition of existing freestanding garage. PERM - 05/09/2024

3 Proposal

Retrospective application for demolition of existing garage and erection outbuilding to be used as a workshop.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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 of representation received:

Concern regarding, the height of the outbuilding is not as per the plans.

Concern regarding the height of extension built under planning approval APP/24/00266 is not as per the approved plan.

Officer Comment: Amended plans have been submitted with the application to incorporate the revised extension details and to correct the previously inaccurate garage elevations.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal seeks regularisation of the existing outbuilding situated along the rear north-western boundary. The single-storey structure measures 4m in width and 8.43m in depth, with a flat, part-hipped roof. The north, south and east elevations include hipped sections with an eaves height of approximately 2.8m and a maximum height of 3.2m,

while the western section has a non-hipped roof reaching 3.2m. Once completed, the outbuilding will feature a rendered exterior (as confirmed by email), with roof tiles to the hipped sections matching those of the main dwelling. The building will be used as a hobby workshop for maintaining and restoring Go-Karts. The applicant has confirmed that the use is solely personal and not for any commercial activity.

- 7.4 The workshop outbuilding has been constructed partially on the footprint of the former garage, which was removed to facilitate the rear extension. Positioned approximately 23.5 metres from the highway and adjacent to the rear north-western boundary, its retention is not considered to adversely affect the visual character of the area. Similar outbuildings and garages along rear side boundaries are a common feature within Silverdale Drive.
- 7.5 The second element of the proposal relates to a retrospective amendment to the previously approved (APP/24/00266) single-storey rear and side wraparound extension. The amended extension has an approximate depth of 4.3m from the rear (southern) elevation and spans roughly 7.5m westwards, wrapping around the rear elevation with a further depth of approximately 4.2m. It then projects an additional 0.6m from the side, with a further depth of around 3.75m attaching to the western side elevation of the property. The proposed expansion would have an eaves height of approximately 2.9m with a maximum height of approximately 3.3m.
- 7.6 The proposed extension would be visible from the streetscene at certain points in Silverdale Drive. The extension would be set back from the existing principal elevation and would have a flat roof with a hipped. The materials would consist of facing brickwork, concrete tiles and white uPVC windows to match the existing dwellinghouse. The materials and design of the proposed extension are considered in keeping with the context of the host dwellinghouse and considered to not be harmful to the character of the area.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

Proposed workshop

- 7.6 The proposed rear elevation of the outbuilding/workshop would be situated approximately 10 m from the rear-facing elevation of the neighbouring property to the north (No. 49 Sutton Road) and approximately 17.5 m from the rear/side-facing elevation of the neighbouring property to the north-east (No. 47 Sutton Road). Given these separation distances, it is considered that the retention of the outbuilding/workshop would result in only a minimal impact upon these neighbouring properties.
- 7.7 The proposed outbuilding/workshop would be situated approximately 6 metres from the rear-facing elevation of the adjoining neighbouring property to the south (No. 131 Silverdale Drive). It would be largely screened by both the rear extension currently under construction at the application site and the existing 2-metre-high close-boarded wooden fencing along the shared boundary. As a result, it is considered that the retention of the outbuilding/workshop would have a minimal and acceptable impact on this neighbouring property.

- 7.8 The proposed outbuilding/workshop would be positioned approximately 3.5 m from the rear-facing elevation of the neighbouring property to the northwest (No. 127 Silverdale Drive). Its scale and siting are not considered to result in any greater impact on this property than the former garage that previously occupied the site. Accordingly, the retention of the outbuilding/workshop is judged to have only a limited and acceptable effect on this neighbouring dwelling.

Wraparound Rear/side extension

- 7.9 To the south-east of the application site is No. 131 Silverdale Drive. The proposed extension would extend approximately 1.4 metres further than the adjacent to the rear extension of the neighbouring property. The design of the proposed rear extension incorporates both a flat roof and a hipped roof element, which would reduce impacts on the neighbouring property. A 45 degree test is shown on the proposed floor plan which shows that the extension revision would comply with the 45 degree angle rule. The design and positioning of the proposed extension is considered to have addressed the issues on a previously refused planning application (APP/23/00602), to a point where the impacts of the proposal are considered acceptable in terms of outlook, privacy and light to the neighbouring property.
- 7.10 To the north-west of the property is No. 127 Silverdale Drive, which is separated with a low boundary fence and low boundary wall to the front of the site, and a high level boundary wall to the rear of the properties. There would be an approximate separation distance of 4 metres between the proposed development and the side elevation of 127 Silverdale Drive. There is one proposed window situated along the west elevation, the window serving a bedroom. It has been agreed with the applicant that the existing boundary wall will be increased to a height of 1.8m, this will be constructed prior to the occupation of the bedroom to help screen any potential overlooking and loss of privacy to the neighbouring side window. It is acknowledged that there may be a degree of loss of light to the windows on the side elevation of the neighbouring property during the morning hours, however these impacts are considered to not be unacceptably adverse. The proposed extension is considered to not lead to an unacceptable loss outlook to the neighbouring property. For the reasons stated, it is considered that the proposed extension would not cause any unacceptable impacts to the neighbouring property in terms of loss of outlook, light or privacy.
- 7.11 Due to the separation distance, it is considered that the proposal would not lead to any unacceptable impacts to the properties located to the rear or front of the application site in terms of loss of light, outlook or privacy.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
-

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/25/00142 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Garage Proposed Plans and Elevations – Drawing No. 23.013.SP 01I1 Rev G – Received 27 November 2025

Proposed Floor Plans and Elevations for rear and side extension – Drawing No. 23.013.SP 01HI Rev G – Received 27 October 2025

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 3 The use of the outbuilding/workshop for the repair and up keep of 'Go Karts' shall be solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used for a commercial business use without the prior written approval of the Local Planning Authority.

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

- 4 The outbuilding/workshop hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding/workshop is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the first occupation of the extension hereby approved, a boundary enclosure of no less than 1.8m high (measured from the ground level) shall be erected alongside the entire side (north-western) elevation of the proposed extension. The enclosure shall be thereafter retained and maintained at that height unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the residential amenities of the occupiers of neighbouring property at No. 127 Silverdale Drive by reducing any overlooking and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Informative:

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,
- Your application was acceptable following receipt of additional information and amended plans and no further assistance was required.