

DELEGATED OFFICER REPORT

PROPOSAL	Hip to gable loft conversion with enlarged box dormers, new front porch canopy, single storey rear extension, raised platform and steps to garden, alterations to external materials, and demolition of existing rear garage.
LOCATION:	109 Silverdale Drive, Waterlooville, PO7 6DU
REFERENCE NO:	APP/25/01031
APPLICANT:	Adam Gibbs
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	24/03/2026
APPLICATION EXPIRY DATE:	09/03/2026
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 109 Silverdale Drive is a detached chalet bungalow to the north-west of Silverdale Drive. The property is set back from the street by approximately 6.8m with a block paved driveway adjacent to the south west boundary leading to a detached garage behind the main dwelling. At the time of visiting the site the frontage was open to the road and an area that appeared to have previously been lawn had been removed to provide additional parking space. The main dwelling is finished in red brickwork with white uPVC fenestration under a profiled concrete tile hipped roof. There are large flat roofed dormers to either side of the roof and the dwelling has also previously been extended to the front at ground floor under APP/24/00492. The extension is currently unfinished and has bare blockwork showing. There is a raised patio to the rear with steps down to an approximately 10.6m wide and 25m long garden surrounded by a mixture of hedging and close-boarded fencing of various heights.
- 1.2 The area immediately surrounding the application site predominantly residential and is comprised of one and two storey bungalows of varying styles. The site is at the edge of Havant Borough and backs on to a wooded area around Billy's Lake controlled by Winchester City Council.

2. Planning History

APP/24/00492. Front single storey extension. PERMIT 10/10/2024.

3. **Proposal**

Hip to gable loft conversion with enlarged box dormers, new front porch canopy, single storey rear extension, raised platform and steps to garden, alterations to external materials, and demolition of existing rear garage.

Officer Comment

The application description was revised following discussions with the agent to include a small raised area at the rear and changes to external materials.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Winchester City Council

The application is wholly within the Havant Borough Council's area, with the proposed works approximately 23 metres away from the Winchester boundary. It is considered that the proposed works would be contained within the site and would not have a detrimental impact on the Winchester district.

Please inform us of any updates to the application as a result of the above considerations.

Southern Water

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Councillor James Blades

No comments received.

Councillor Ann Briggs

No comments received.

Councillor Elaine Shimbart

No comments received.

6. Publicity and 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: 5

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		10/04/2026	01/05/2026	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
<p>We have no overall objection to the proposed application, but we do have some specific objections as follows.</p> <p>The size and proximity of the proposed ground floor extension to the rear of the property will cause substantial overshadowing and a loss of daylight into (redacted) rear garden and (redacted) windows, and will create an overbearing, oppressive outlook.</p> <p>The proposed flat-roof rear extension projects 5 metres out to the rear of the existing bungalow, along the line of the existing side wall and at the same height as the existing eaves, which are some 25cm higher than Redacted). This, together with proximity to (Redacted) boundary (less than 1 metre) will exacerbate the overshadowing effect, especially in view of its south-westerly position relative (redacted), and also in view of the ground level in (redacted) garden, which is lower than that of no. (redacted).</p> <p>It would also violate the 45-degree rule, as measured from the centre of (redacted) nearest rearward-facing window. The 45-degree sightline would intersect the proposed extension at approximately 3.75 metres projection, making it too long by approximately 1.25 metres. This could be alleviated by reducing the length and possibly the height of the proposed extension and by reducing the width in order to move the proposed north east elevation further away from the boundary between nos. (redacted).</p> <p>As drawn, the proposed ground floor extension is likely to be 2.85 – 3 metres off the ground and less than 1 metre from the boundary. It will exceed the 1.8 metre height of the garden fence by at least a metre, and the proposed side</p>	<p>Following discussions with the agent, the proposed rear extension was reduced in size and side facing windows were removed. The revised proposal has been checked and would meet 45 degree overshadowing guidance as set out in Sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011)</p> <p>A condition is recommended to prevent the roof of the proposed extension being used as a balcony.</p> <p>Southern Water have not identified any public sewers on site in their consultation response, however an informative is recommended in the event that any are found during construction.</p>

windows are therefore likely to overlook both (redacted) garden and (redacted) . We are also concerned that the presence of any such side windows, if allowed, could constrain any future development of (redacted) property by limiting or precluding a similar extension under the 25-degree rule for opposite windows.

We respectfully request clarification of the intended use of the proposed upstairs window in the rear gable end. The type of window is not specified, but we note that it opens inwards. Will it be a normal window with a sill at waist height, or will it be a pair of full-length French doors? Will it provide routine egress onto the flat roof of the ground floor rear extension? We would object, for privacy reasons, to any such access other than for emergency or occasional maintenance purposes. Either way, this window will overlook the whole of (redacted) garden, which has always enjoyed relative privacy ever since these houses were built in 1958.

The windows on the north-east-facing dormer will overlook (redacted). They should be specified to mitigate against this.

Note: We understand that the shared public sewer serving (redacted) properties runs beneath the proposed ground floor extension and that any build-over will require consent from Southern Water. The applicant has rightly acknowledged this and has also informally requested (redacted) consent to relocate an existing inspection chamber that currently straddles (redacted) boundary on to his side. We have no objection in principle to this, but we have yet to give our formal consent until we properly understand the full implications, including liability for any drainage problems that could arise from disturbing the existing layout. Presumably, the ultimate decision rests in any case with Southern Water.

Material planning considerations are addressed in Section 7.

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) Parking provision
- (v) 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 proposals comprise a hip to gable loft conversion at the front and rear and enlargement of the existing side dormers to provide space for a new bathroom and store room at first floor. On the ground floor a flat-roofed rear extension with steps down is proposed which would create an open-plan kitchen and dining area. The proposals also include alterations to the existing external materials and a new open front porch with a pitched roof as well as the removal of the existing detached garage.

7.4 The agent revised the proposed rear extension to reduce the length and remove side windows following public consultation. Steps down to the garden were also added to address the difference in height between the garden and floor levels within the host dwelling. As revised, the proposed extension would be approximately 4m in length and 6.7m in width spanning the rear of the host dwelling. It would have a flat roof to a maximum height of approximately 3m with brick and fenestration to match the host dwelling. Whilst the submitted plans and elevations are hand drawn and do not include exact dimensions, the revised extension would be approximately the size allowable under Class A Permitted Development and is therefore considered to be acceptable. The small raised area would be approximately 0.7m in depth and 0.4m high and would not be visible within the street scene.

7.5 Silverdale Drive has a mixed roofscape with hipped and gabled properties and a number of larger dormer additions, notably at Nos. 95 and 97. The hip to gable conversion itself is therefore considered to be in keeping with the character of the area. The proposed enlarged dormers to the loft conversion were reduced in size following discussions with the agent so that as revised they would be set down from the ridge by approximately 0.25m, in from the eaves by approximately 0.45m, and away from the edge of the roof by at least 2m in order to appear subservient to the main roof structure. Fenestration within the dormers would be similar to those of the host dwelling and as such the roof additions are considered to be acceptable.

- 7.6 The materials proposed are brickwork and white uPVC or aluminium fenestration to match the host dwelling. The agent has confirmed that the dormers would be finished in hanging tiles, similar to the existing dormers, and the new gable ends of the roof would be clad in vertical timber boarding. Cladding of various types and colour can be seen within Silverdale Drive and the proposed materials are therefore deemed to be acceptable.
- 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

- 7.8 To the north-east is No. 111 Silverdale Drive, which is a detached bungalow of a similar design to the host dwelling. No.111 is set approximately 0.25m lower than the application site due to a slight change in ground levels and has two high-level obscure glazed windows facing out to side paths that separate the two dwellings. Following revisions, the proposed rear extension would meet 45 degree overshadowing guidance as set out in Sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011) and, as noted above, would be either within or close to the criteria for an extension under Permitted Development. The proposed raised area and steps would not be of a sufficient width to allow standing for any great length of time and the degree of overlooking towards the rear garden of No.38 would therefore not be significant. Windows within the proposed north-east facing dormer are shown as top-opening only and would serve a dressing room and bathroom. Whilst there is already a clear window within the existing dormer, it is noted that other fenestration to this side of the host dwelling has been obscure glazed and, given the nature of the rooms these windows would serve, it would be appropriate to condition that the proposed north-east dormer windows also be obscure glazed. Considering the above, the impact to No.36 is overall considered to be limited and acceptable.
- 7.9 To the south-west is No.107 Silverdale Drive, which is a semi-detached bungalow with a conservatory extension to the rear. The garage to be demolished is not attached from the garage of No.107 and the two properties are set approximately 4.2m apart so that the proposed roof works and extension are not considered to result in loss of light of outlook, noting that the only side window to this property is obscure glazed. Following discussions with the agent, the proposed south-west facing dormer was reduced in width and a secondary bedroom window within it was revised to be more centrally located. The revised window would look out towards the driveway and roof of No.107 rather than towards a patio area by the conservatory as previously. The impact to No.107 is therefore considered to be limited and acceptable. There are no other immediately adjacent properties.
- 7.10 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) Parking provision

- 7.11 The proposals would remove the existing detached garage and increase the number of bedrooms from three to potentially five, noting that the store area and dressing rooms could be used as bedrooms, and therefore sufficient parking for three vehicles is required. The driveway to the front is to be retained and at approximately 10m wide is considered to provide sufficient on-site parking for up to four vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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 Interim Development Manager be authorised to **GRANT PERMISSION** for application APP/25/01031 subject to the following conditions

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan received 17 December 2025

Block Plan received 17 December 2025

Existing and Proposed North, South, and Front Elevations rev. 1a received 09 April 2026

Existing and Proposed Ground Floor Plans and Rear Elevations rev. 1a received 09 April 2026

Existing and Proposed First Floor and Parking Plans rev. 1a received 09 April 2026

Email received 04 May 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email received 04 May 2026, and hereby approved plans, or 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions hereby permitted the windows in the dormer on the side elevation facing north-east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 5 At no time shall the flat roof of the rear extension hereby approved be used as balcony or roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the neighbouring occupiers and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 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.

2 Protection of Public Sewers

You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk

or by email at: SouthernWaterPlanning@southernwater.co.uk