
Site Address: 18 Padnell Road, Waterlooville, PO8 8DZ
Proposal: Extend the front to accommodate a new lobby, single storey rear extension with raised patio, renew and extend part of the roof.
Application Type: Full Planning Permission
Application No: APP/23/00408 Expiry Date: 03/08/2023
Applicant: Mr Bleach
Agent: Mr Broggan Case Officer: Selina Donophy
 Fingerprint Studios Architects
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the south side of Padnell Road, Waterlooville. This property has projecting bay windows to the front elevation and extends with a pitched roof towards the rear. Towards the front of the site is a driveway and the surrounding area is predominantly residential in character.

2 Planning History

APP/20/00007/TP1 - , UNK,

3 Proposal

Extend the front to accommodate a new lobby, single storey rear extension, renew and extend part of the roof.

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

Arboriculturalist

APPLICATION No.

APP/23/00408

LOCATION

18 Padnell Road, Waterloooville, PO8 8DZ

PROPOSAL

Extend the front to accommodate a new lobby, single storey rear extension, renew and extend part of the roof.

RECOMMENDATION

No objection.

DATE

22nd June 2023

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would be primarily contained within the existing building footprint and area of hardstanding surrounding the property. The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging

Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the

below hierarchy for surface water to be followed which is reflected in part H3 of the Building

Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would

encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will

be required to ascertain its ownership before any further works commence 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

Yours faithfully,

Future Growth Planning Team

Developer Services

southernwater.co.uk/developing-building/planning-your-development

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: 40

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Trees
- (v) Parking

(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 This proposal comprises an extension the front to accommodate a new lobby, single storey rear extension and renew and extend part of the roof. This includes a raising of the main roof ridge by approximately 1 metre in additional height creating a front gable . Towards the rear the single storey extension proposed would be 3 metres in depth , full width of the property and it would have a flat roof with a maximum height of 3.2 metres as there are changes in land levels in this siting .

7.4 Other elements of the proposal include two first floor side windows in the raised height gables of the roof - to the east elevation this would serve a bedroom and to the west elevation this would serve an ensuite bathroom. A first floor front elevation is proposed serving the proposed first floor front bedroom and a first floor rear elevation window serving the proposed rear bedroom . In total two bedrooms are proposed at first floor . High level windows are also proposed to the ground floor east elevation to serve a laundry room and lounge and a window is proposed to the west elevation of the proposed rear extension which would be used as a kitchen/ dining area and this would also be served by three rooflights as well as two sets of doors to the rear leading down on to a patio area. Proposed materials include white render with grey slate effect tiles and grey fenestration and fittings.

7.5 The proposed alterations to the front of the property would result in a more modern appearance, differing from the lower level , more traditional design of the existing property. In addition the roof ridge would be increased in height as well as the front gable which would increase the bulk of the property at first floor height. Whilst this is noted, the surrounding streetscene is very diverse in terms of building styles and heights and many properties have been developed at first floor level , with a range in styles of dormer alongside taller, two storey properties. Noting the mixture in development in the road , and the set back of the property from the highway it is considered that the alterations to the roof and front elevation are considered to be acceptable changes in terms of impact on the host dwelling and the surrounding streetscene.

- 7.6 The proposed rear extension would not be highly visible from the public realm - in addition the property is located within a large plot and the extension could easily be accommodated within the plot without resulting in overdevelopment of the site.
- 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 east of the application site is no 20 Padnell Road -this has a bathroom window at first floor on the side elevation however this appears to be obscured . The proposed side elevation window therefore is not considered to result in overlooking . The proposed rear extension would be set off the boundary and would not result in any overshadowing. The increase of the roof bulk is not deemed to result in harmful dominating impact to the ground floor windows on the side of no 20 which serve a utility room and a bathroom. There would be a decking area however the land drops down in height here and the height would only be slightly above what could be constructed under permitted development rights.
- 7.9 To the west of the application site is no 16 Padnell Road- the proposed first floor window on the side gable would serve an ensuite bathroom so would be obscure glazed and this would be set forward of no 16 so would not directly overlook the side window at no 16 on this side. There would be a reasonable gap retained to the boundary on this side and the increase in roof height is not deemed to result in harmful overbearing impact to no 16. The rear extension would not project further in depth than the proposed conservatory at no 16 . Whilst there would be a side window in the extension , there are already views back towards the conservatory at no 16 from the rear garden as this is sited at a raised level .
- 7.10 To the rear of the application site are the Herriott House flats - the separation distance would be approximately 75 metres - at this distance no overlooking harm would be anticipated.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.12 Towards the end of the rear garden there are trees and an area of TPO group trees to the south east of the site. A plan has been provided showing these. Havant's Arboricultural Officer has been consulted on this proposal and does not object nor does he recommend any planning conditions.

(v) Parking

- 7.13 The site has a large driveway which would be enough to accommodate three car parking spaces which would be the requirement in this instance.

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.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00408 subject to the following 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:

13 Jun 2023	1270-12	PARKING PLAN
13 Jun 2023	1270-13	TPO PLAN
30 May 2023	1270 - 11	PROPOSED ALL DRAWINGS - REV 01
30 May 2023		DESIGN AND ACCESS STATEMENT

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms 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 extension hereby permitted the bathroom window in the first floor on the side elevation facing west shall be fitted with 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.