
Site Address: 23 Padnell Road, Waterloooville, PO8 8DZ
Proposal: Proposed first floor front and rear extension. Alteration to roof form.
Raised ridge height. New fenestration installation and other alterations on all elevations
Application Type: Full Planning Permission
Application No: APP/23/00775 Expiry Date: 07/11/2023
Applicant: Mr Link
Agent: Mr Flint Case Officer: Ikrame Essalih
Chris Flint Ass Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 23 Padnell Road, Waterloooville is a detached chalet style bungalow, with accommodation in the roof space, located at the north side of Padnell road. The house is constructed in multi rustic facing bricks, tile hanging at front dormers and rear elevation, and concrete roof tiles in brown colour. The rear part of the property is a large garden of approximately 40 metres in depth, encompassing a detached garage to the west side, a structure wrapping around the garage from the north and east sides and a single storey timber structure attached to the rear part of the building on the east rear side.
- 1.2 The boundary treatment consists at the rear of 1.8 metres wooden fencing around the rear garden, lower wood fencing at the front west, hedges at the front east continuing to the main front with an open vehicular and pedestrian access defined by two brick columns of approximately 1.2 metres height. The front area of the property is a hardstand with a side driveway, of approximately 30 metres in depth, leading to a detached set back garage on the west side of the property and potentially provides for at least 4 car parking spaces.
- 1.3 The surrounding area is residential in character with a mix of chalet style bungalows, detached and semi-detached, single storey and two-storey dwelling houses of different design, style and heights.

2 Planning History

04/60118/000 - Raising the roof, build up gable end to provide living accommodation in roof space, dormer windows to front and rear elevations., PERM,25/02/2004

APP/10/00293 - Construction of 1No. 3 bed bungalow with new access onto Padnell Road., REF,06/09/2010

APP/11/00309 - Construction of 1No. 3 bed bungalow. (Revised application.), REF,23/05/2011

APP/12/00482 - Single detached garage to rear. , PERM,26/06/2012

APP/20/01026 - Following demolition of the existing garage and summer house construction of 1No. detached 3 bedroom bungalow with associated soft and hard landscaping and parking., REF,04/02/2021

APP/22/00315 - Retention of rear first floor french doors and proposed first floor railings to serve a balcony, WD,11/08/2022

APP/22/00317 - Retention of single storey rear timber framed extension., PERM,23/08/2022

3 Proposal

The proposal consists of the construction of front and rear extensions at first floor level with changes to roof form and alterations to fenestration at the front and rear elevations and new windows on the east and west elevations. The proposed development would also result in alterations to the bay windows' roofs and a pitched canopy porch on the front main elevation.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<u>Supports planning application:</u> On basis of design consistency with other properties in the local area.	Noted.

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 matters

(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 proposed development involves multiple works consisting of new construction at front and rear elevations with internal changes and alterations on all elevations. A rear and front extension would be built resulting in an additional bedroom at first floor level, one of them being an ensuite, and a bathroom. The rear extension would have additional windows and Juliet balconies on the rear elevation facing north (there is currently 1 Juliet balcony). At main elevation, the front wall will continue to first floor level while the dormer windows would be replaced by two windows and a feature central window serving the two bedrooms on that side, in addition to changing the two bay windows roof style. Though the rear extension would not be readily visible from the public realm, the proposal as whole would result in an alteration of the overall external appearance of the property from a chalet style bungalow with accommodation in roof space to a two storey dwellinghouse. It is also noted that alterations at the main elevation would be highly visible from the public realm.

With consideration of the different building styles existing within the streetscene as well as the closest adjacent properties, it is deemed that the proposed design would be coherent and that the proposed development would not be out of context vis-à-vis the character of the area and the streetscene.

- 7.4 Furthermore, the proposed extensions at the rear and front elevation would not be protruding further than the existing building line and would be constructed with similar materials to the existing ones at the property. These works are considered in keeping with the context of the main dwellinghouse.
- 7.5 The development works would also result in an alteration to the roof form from chalet style with half hips to hipped raising the ridge height by 900 mm, closely matching the heights of the two-storey adjoining residences on the north side of Padnell Road. These works are considered in keeping with the streetscene.
- 7.6 Overall, the design, amount, mass and appearance of the proposed development are deemed appropriate, in context to the main house, the character of the area and streetscene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011). It is considered that the scheme would not result in an adverse impact on the streetscene and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The adjacent properties to the east and west of the application site are two storey dwelling houses, while a couple of bungalows are sharing the rear boundary line, and bungalows of different ridge heights are located at the front, on the other side of the road, facing the application site.
- 7.8 To the east side, adjoining property at No.25 Padnell Road is the closest to the application site while being set back by approximately 5 metres in comparison to the common building line and the property at the application site. This current position is resulting in a limited direct view on the road for the property at No.25 augmented by the existing tall trees on the side boundary. The proposed front extension at first floor level would result in a solid block elevation at the front compared to the existing, albeit the level of impact would not be significantly different from the existing considering that the front extension would not protrude further than the existing dormers at the property. There is some additional mass and bulk from the two storey height element to the rear replacing the existing single storey element, however, given the gap between properties and the southern frontage to No.25, any impacts are on balance considered to be acceptable. Furthermore, all four windows proposed at east side elevation would be obscure glazed and opening at 1.7 metres height, although it is noted that all windows would have no view on the rear or inside the adjacent property in addition to the existing fence coupled with hedging and tall trees on both sides of the boundary which would provide sufficient screen. Therefore, it is considered that the proposal, comprising different parts, would result in a limited and acceptable impact to this adjoining property.

- 7.9 To the west side, the adjacent property at No.21 benefits from a detached garage to the rear on the shared boundary with the application while the boundary is defined by wood fencing on approximately 1.8 metres. At the front, the proposed extension would be positioned at the same level as the existing which is on the same line as the adjacent residence. At the rear, the extension would be visible from the rear garden of the neighbouring property being at first floor level, however by dint of the separating distance of approximately 7 metres, it is considered that the effect would be limited, and that the extension would not be overbearing or result in an unacceptable loss of view of daylight to the adjacent property. Whilst there are windows and part glazed doors in No.21 facing the application site, these mainly face the existing flank wall of the application site. The rear windows and door in the flat roof extension to No.21 appear to serve a dual aspect room which reduces the impact of the greater depth two storey element of the proposed development, the windows are to a kitchen/utility room. Furthermore, the proposed additional window at west side elevation would be obscure glazed and opening at 1.7 metres height. Therefore, it is considered that the proposal would have limited and acceptable impact to this neighbouring property.
- 7.10 To the rear, properties at No.19 Crestland Close and at No.21 Crestland Close which benefits from a rear dormer are separated by rear wooden fencing coupled with mature trees. By dint of the rear gardens depth, it is considered that these properties are located at a sufficient distance to receive any adverse impact from the proposal.
- 7.11 As for the properties located on the other side of Padnell Road, it is considered that the level of impact would not be materially different from the existing as the fenestration would be kept at the same level, while appreciating that these properties are located at a sufficient distance to receive any harmful impact from the proposal.
- 7.12 Consequently, it is considered that the proposed development would not appear overbearing or lead to overlooking, loss of privacy or overshadowing and would have limited and acceptable impact on the residential amenity of the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.13 The proposal would result in the addition of a bedroom at first floor level and the conversion of the existing bedroom at ground floor level to a snug, which the size and setting of would still be considered fit for a bedroom. Therefore, there would be four and one potential bedroom at the property. This addition would not make a change on the Parking allocation requirements of 3 parking space. Furthermore, the front area of the property as well as the driveway would allow for at least five car parking spaces, thus concurring with Havant Borough Council Parking Standards SPD and Policy DM13 of Havant Borough Local Plan Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposed extensions would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00775, 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:

Existing and Proposed Elevations, Floor Plans and Site & Location Plans
Drawing No. CFA/FULL/01

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the extension hereby permitted the windows in the first floor on the east and west elevations 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.