
Site Address:	12A Padnell Road, Waterlooville, PO8 8DZ		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00947	Expiry Date:	04/12/2020
Applicant:	Mr Douglas		
Agent:	Mr C Flint	Case Officer:	Joseph Toole
	Chris Flint Associates Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

12A Padnell Road, Waterlooville, is located to the south of Padnell Road. The application site is a detached two storey property comprising red brick and brown roof tiles. Vehicular access is from Padnell Road with parking to the front.

The property is located within a residential area with properties either side of similar design. Within the wider context the surrounding properties are of different style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension.

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

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No Comment.

Councillor D Keast - Cowplain
No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Hampshire Biodiversity Information Centre

Within 50m Notable and/or protected species - Bat Species Roost

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: 16

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Ecology

(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 would involve a single storey rear extension. It would be used as a kitchen and dining room. The proposed extension would have a width of approximately 7.6 metres, a depth of approximately 5 metres and a pitched roof with a maximum height of approximately 4.4 metres.

7.4 The proposed development would have brick and tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.

7.6 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

- 7.7 On the west side there would be two velux windows in the roof of the proposed rear extension. These would be high level windows therefore it is not considered that they would overlook the private amenity space of No.12 Padnell Road. Due to the location of No.12 Padnell Road's conservatory the proposed extension would only extend an additional 2 metres out. This is not considered to appear harmfully overbearing or result in the substantial loss of light to the neighbouring property.
- 7.8 On the east side there would be two velux windows in the roof of the proposed rear extension. These would again be high level windows therefore it is not considered that they would overlook the private amenity space of No.14 Padnell Road. As No. 14 Padnell Road is set further forward than the property and the proposed extensions roof is pitched away from the shared boundary it is not considered to appear harmfully overbearing having a height of approximately 2.5 metres on the boundary. This is also not considered cause substantial overshadowing.
- 7.9 To the rear there would be bi-folding doors and windows facing the back garden. These views would be screened by the existing 1.8 metre high fencing along all boundaries with vegetation to the rear. This is not considered to overlook any private amenity space.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Ecology

- 7.11 The ecology has been assessed with this application and due to minor scale of development and its single storey nature (not impacting roof spaces) is considered to have a minimal impact and deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00947

- 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, Block Plan, Existing and Proposed Floor Plans and Elevations
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.