
Site Address: 33 Padnell Road, Waterloooville, PO8 8DZ
Proposal: Demolition of existing dwelling and erection of 1No. single storey dwelling with access driveway and new 1.2m front wall.
Application No: APP/20/00382 Expiry Date: 22/07/2020
Applicant: Mr A Holdway
Agent: Mr D Treagus Case Officer: Lewis Oliver
 Derek Treagus Associates
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Padnell Road is a detached single storey property set within the defined built up area. The side and rear boundaries to the site are defined by fencing with hedging. The front boundary has a low picket fence, with a site access.

The site is surrounded on all sides by residential development. To the west, adjacent to the site are two storey dwellings. To the south, east and north of the site there are chalet bungalows. The majority of houses within the area have had a variety of extensions and alterations, over time

2 Planning History

None relevant

3 Proposal

The proposal is for the demolition of existing dwelling and erection of 1No. single storey dwelling with access driveway and new 1.2m front wall.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

There are no sewers shown on the map of sewers within 3m but on site investigation should be carried out and if adopted sewer found consultation with Southern Water.

It should be ensured that the side elevation walls of the proposed dwelling are more than 1m from the site boundary, otherwise the unprotected area formed by windows and doors in these elevation is in excess of the allowable area.

Details should be provided for solid waste storage.

Community Infrastructure, Planning Policy & Urban Design

CIL Liable. <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>. The Additional Information Form states that a self-build exemption is being claimed. For self-build exemption to be granted, a completed Form 7 Part 1 will be required prior to commencement of works.

As this is a replacement dwelling the Solent Recreation Mitigation Strategy does not apply. See <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Councillor A Briggs - Cowplain

No response

Councillor D Keast - Cowplain

No response

Councillor Narinder Bains - Cowplain

No response

Crime Prevention -Minor Apps

No response

Environment Agency

No response

Hampshire Highways

No Objection

Portsmouth Water Company

No objections

Public Spaces

No response

Waste Services Manager

No response

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: 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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highway safety
- (v) CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The proposal would be of a different design and form to the neighbouring properties around of the site, and the bungalows to the north. It is however considered that whilst the design is not inspiring, that the overall size, scale, massing of the development would not have a significant adverse impact on the character and appearance of the immediate and surrounding area, and would not be intrusive in the street scene to justify a reason for refusal on this issue. The 1.2m wall would not be out of character with the street scene.

Overall the design and appearance of the proposal is deemed appropriate in context to the area 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) Impact upon residential amenity

The proposal is single storey in nature, which does project beyond the rear elevations of both adjacent properties. However given the single storey nature of the development, the development by virtue of its size, scale and layout is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact. As such the proposal is considered to comply with policy CS16 of the HBLP (Core strategy).

(iv) Impact on highway safety

The proposed development is for a replacement residential dwelling, the development provides an acceptable amount of parking, in accordance with the parking standards SPD which requires 2 parking spaces. Furthermore the development is not considered to have a significant adverse impact on the safety or free flow of the highway network, in addition the Highway Engineer has no objection to this application.

(v) CIL

The development is for a replacement residential dwelling and therefore CIL is liable. However the application has been submitted with Form 7 - Self Build Exemption Claim form, which means the CIL is now not liable for the charge, subject to the relevant criteria.

8 Conclusion

The scale, layout, siting and design of the proposal would not have a significant adverse impact on the character and appearance of the area, on the amenities of neighbouring properties or on highway safety 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/20/00382 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:

Proposed site plan Location plan - 20/888/03 Rev:A

Proposed floor plan 20/888/04

Proposed elevations 20/888/05

TEMPORARY CONSTRUCTION WORK DETAILS - 20/888/06 Rev:A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.