
Site Address: 2 Davis Cottages, 1B Padnell Road, Waterloooville, PO8 8DZ

Proposal: Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 2.9 metres.

Application No: APP/18/00937 Expiry Date: 29/10/2018

Applicant: Mrs C Williams

Agent: Mr J Potter Case Officer: Denise Sheath

 James Potter Associates Ltd

Ward: Cowplain

Recommendation:

1 Site Description

2 Davis Cottages, 1B Padnell Road, Waterloooville, PO8 8DZ

2 Planning History

06/69102/001 - Demolition of existing structure on site and erection of 8No. dwellings (1No. 4 bed, 5No. 3 bed and 2No. 1 bed) with associated car parking utilising the existing access to Padnell Road. – Perm 07 March 2006 - Permitted Development Rights were removed for Class A by Condition No.4.

06/69102/002 - Erection of 8 dwellings (1No. 4 bed, 3No. 3 bed, 2No. 2 bed and 2No. 1 bed). - Perm 27 November 2006 - Permitted Development Rights were removed for Class A by Condition No.7.

3 Proposal

Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 2.9 metres.

4 Legislation

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) .

5 Statutory and Non Statutory Consultations

None Required

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Whether the proposal falls within the Part 1, Class A, A.1 (g) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7.2 2 Davis Cottages, 1B Padnell Road, Waterloooville, PO8 8DZ, had their Permitted Development Rights Removed for Class A by Planning Permission 06/69102/001 Condition No. 4, and Planning Permission 06/69102/002 Condition No. 7. Therefore, the property can not benefit from a Prior Approval for a Proposed Larger Home Extension Application but would be required to submit a Householder Planning Application.

8 Conclusion

The application is unable to be determined under a Notification for Prior Approval for a Proposed Larger Home Extension Application and a Full planning application would be required for the proposed works.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/18/00937 for the following reasons:

The Permitted Development Rights were removed under applications 06/69102/001 Condition No. 4 and 06/69102/002 Condition No. 7, therefore a planning application would be required for the proposed extension.