
Site Address: 1 Davis Cottages, 1B Padnell Road, Waterlooville, PO8
8DZ
Proposal: Side extension at first floor level above existing attached garage
including front dormer.
Application No: APP/17/01109 Expiry Date: 08/12/2017
Applicant: Mr & Mrs Weeks
Agent: Mr Douglas Case Officer: Harriet Pitney
Jeffrey Douglas Chartered
Architect
Ward: Cowplain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached, two storey residential dwellinghouse located on the northern side of Padnell Road, comprising elevations of brick construction (partially rendered at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides off-road parking provision for 2 vehicles as well as access to the single storey attached garage to the west of the main dwelling which provides further off-road parking provision for an additional vehicle. To the west of the main dwelling, there is a communal parking area which serves the dwellings located further west. The application site is enclosed to the rear and side boundaries by a 1.8 metre timber close boarded fence and benefits from a small front garden area which is enclosed by metal railings (which are approximately 1 metre in height).

The application site is one of a pair of semi-detached dwellings which are similar in terms of their size, scale and design. The area is primarily residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

APP/12/00105 - Single storey rear extension. , PERM,22/03/2012

3 Proposal

This application proposes a side extension at first floor level above the existing attached garage incorporating the addition of a dormer window to the front.

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)

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

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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) Parking
- (v) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The application site is one of a pair of semi-detached dwellings which are identical in terms of their design. Whilst it is acknowledged that the proposed development would be readily visible from the public realm and streetscene of Padnell Road, it is important to acknowledge that the adjacent neighbouring property (No. 2 Davis Cottages) currently benefits from an extension at first floor level (with the addition of a front dormer) above the existing garage which replicates the proposed development subject of this application.

7.4 On this basis, it is considered that the design and appearance of the proposal is deemed appropriate in context with the main dwelling, respects the existing built form and is likely to positively improve the appearance of both dwellings, balancing their

proportions so that they remain identical in terms of their design.

- 7.5 The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the surrounding locality of character and appearance of Padnell Road.

(iii) Effect on neighbouring properties

- 7.6 The proposed extension would be located to the west of the main dwelling, above the existing attached garage. To the west of the main dwelling, there is a communal parking area which serves the dwellings located further west. On this basis, the proposed development would be sited in excess of 22 metres away from the rear wall of these properties. As such, it is not considered that the proposed development would result in any adverse impact on the neighbouring amenity of the dwellings to the west.
- 7.7 The proposed extension would furthermore not extend any closer to the properties to the north and would be sited approximately 11 metres from the shared boundary with No 36 London Road. The only window proposed within the rear elevation of the extension would be a high level velux window which is not considered to result in any additional overlooking which would be detrimental to these properties.
- 7.8 The dormer proposed to the principal elevation would also be sited in excess of 28 metres from the properties to the south, with Padnell Road in between. On this basis, it is not considered that the addition of a dormer window in this location would result in any additional overlooking or loss of privacy which would be detrimental to the neighbouring amenity of the properties to the south.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any additional overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application and the properties opposite and to the rear. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that no letters of objection were received in relation to this application.

(iv) Parking

- 7.11 The proposed development would result in an additional bedroom which would increase the number of bedrooms from 3 to 4. Whilst it is acknowledged that the existing third bedroom is intended for use as a study, this room could still be utilised as a bedroom and as such an additional parking space would be required in accordance with Havant Borough Councils Adopted Parking Standards. Having raised this with the agent, confirmation has been received that two off-road parking spaces can be accommodated to the front driveway (side by side) and a further space is provided within the existing attached garage which is to be retained as part of this proposal. Whilst it is acknowledged that the existing garage does not explicitly meet the requirements of the Adopted Parking Standards in terms of its depth, the internal dimensions scale at 5.8 metres, resulting in a shortfall of 0.2 metres. This is considered to be a very minor shortfall and it is considered that the existing garage can comfortably accommodate a vehicle to provide the additional space required. The two off-road spaces to be provided to the front driveway meet the requirements of Havant Borough Councils Adopted Parking Standards.

(v) Source Protection Zone

- 7.12 The site is located within a Source Protection Zone, however, given the scale of

development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

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

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01109 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location and block plan (21703/101)- received 13th October 2017
Existing ground and first floor site plans (21703/102)- received 13th October 2017
Existing elevations (21703/103)- received 13th October 2017
Proposed first floor and roof plan (21703/201)- received 13th October 2017
Proposed elevations (21703/202)- received 13th October 2017
Reason: - To ensure provision of a satisfactory development.