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|-----------------|------------------------------------|---------------|----------------|
| Site Address:   | 34 Padnell Road, Waterloo, PO8 8DZ |               |                |
| Proposal:       | Car port                           |               |                |
| Application No: | APP/16/01139                       | Expiry Date:  | 27/01/2017     |
| Applicant:      | Mr B Harding                       |               |                |
| Agent:          |                                    | Case Officer: | Harriet Pitney |
| Ward:           | Cowplain                           |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is a detached chalet style bungalow located on the southern side of Padnell Road. The property comprises elevations of both brick and render construction, with a concrete tiled pitched roof.

The site is slightly sloping (with a north to south decline) and benefits from open vehicular access to the front driveway with adequate offroad parking provision for approximately 3 vehicles and access to the single storey garage to the rear of the property.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age, style and design.

## **2 Planning History**

94/59627/000 - Extensions to roof on north and south elevations to provide additional accommodation., PERM,01/05/1995

APP/13/00645 - Outside decking, UNK,

## **3 Proposal**

This application is for the erection of an open framed car port to the eastern elevation of 34 Padnell Road.

## **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

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

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist**

No arboricultural objection.

### **Southern Water**

Plan of sewer records showing the approximate position of a public sewer within the site attached to the consultation. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

#### **Please note:**

No development or new tree planting should be located within 3.5 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

## **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: 4

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

(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 the usual development management criteria.

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

7.3 The design and appearance of the proposal is deemed to be appropriate in context to the main dwelling and is set back from the highway by approximately 11 metres. On this basis, it is not considered that the development would result in any adverse impact on the visual amenity of the surrounding locality or detrimentally harm the character and appearance of the area. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The proposed car port would be sited to the eastern (side) elevation of the main dwellinghouse. The eastern boundary, shared with the adjacent neighbouring property (No. 36 Padnell Road) currently comprises a timber close boarded fence which would primarily screen the development from the public realm. Furthermore, It is noted that a separation distance of approximately 7.5 metres exists between the side elevations of the main dwellinghouse of both No. 34 and No. 36 Padnell Road.

On this basis, it is considered that the proposal is unlikely to appear overbearing or result in any overlooking, loss of light or privacy and would have a limited and acceptable impact on No.36 Padnell Road. Furthermore, it is not considered that the other properties immediately adjacent to the application site, including the properties to the opposite and to the rear would be affected by the proposed car port.

As a result, the proposal would appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

It is important to note that the applicant could construct a single storey side extension to the size and scale of that proposed as part of this application under the Permitted Development criteria without the need for planning permission and it is noted that no letters of objection were received in relation to this application.

## **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/16/01139 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 be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

**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:

Location plan (at a scale of 1:1250) - received 2nd December 2016

Block plan (at a scale of 1:500) - received 2nd December 2016

Proposed elevations- received 22nd November 2016

Associated construction details- received on 1st November 2016

Email from the applicant confirming dimensions of proposed car port- received 15th December 2016

**Reason:** - To ensure provision of a satisfactory development.