
Site Address:	40 Padnell Road, Waterlooville, PO8 8DZ		
Proposal:	Loft conversion including front and rear dormers, new roof and front porch and cladding.		
Application No:	APP/17/00860	Expiry Date:	29/09/2017
Applicant:	Mr & Mrs Thomas		
Agent:	Mr Allchurch	Case Officer:	Harriet Pitney
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, residential bungalow, located on the southern side of Padnell Road, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to a large hard surfaced front driveway which provides more than adequate off road parking provision as well as access to the single storey garage to the rear. The front boundary of the property is currently defined by an established hedgerow which is approximately 1.8 metres in height.

The rear garden is primarily laid to lawn and is enclosed by a brick boundary wall. The rear boundary of the property is screened by a number of mature trees which screens the property from the public realm.

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

2 Planning History

None

3 Proposal

This application is for a loft conversion including front and rear dormers, a new roof and front porch. The proposal also incorporates a change in materials from brick to cladding.

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

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: 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
- (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 proposed development would be readily visible from the public realm, primarily by virtue of the addition of a new roof, the proposed front porch and the addition of two new dormers to the principal elevation.

7.4 The streetscene of Padnell Road is relatively varied in the sense that the majority of properties are all varied in terms of their size, scale and design. Furthermore, many properties, including the application site are set back from the highway by approximately 12 metres. On this basis, whilst the proposed increase in ridge height would alter the character and appearance of the existing property, taking into account the varied nature of the streetscene and the significant set back from the highway, it is

not considered that this would be out of keeping with the existing streetscene or be relatively prominent in terms of the visual impact.

- 7.5 The addition of dormers to the principal elevation appears to be a common characteristic within Padnell Road and as such a precedent has already been set for this type of development. The proposed size, scale and design of the dormers to the principal elevation are not considered to dominate the roof of the existing dwelling and have been designed so that they sit back into the roof. On this basis, this aspect of the proposed development is considered to respect the existing built form of the original dwelling and meets the requirements specified within Havant Borough Councils Design Guidance.
- 7.6 Whilst the proposed porch would be positioned to the principle elevation and therefore visible from the public realm, it is acknowledged that the front boundary of the property is screened by an established hedgerow (approximately 1.8 metres in height) and would be set back from the highway by approximately 12 metres. On this basis, it is not considered that this would result in any impact which would be harmful to the character and appearance of the area.
- 7.7 The proposed dormer to the rear elevation would not be visible from the public realm and therefore would not result in any harmful impact on the visual amenity of the surrounding locality.
- 7.8 The application also seeks to alter the existing materials of the main dwellinghouse from brick to cladded elevations. Whilst this change has the potential to significantly alter the character and appearance of the main dwelling, it is acknowledged that the properties within the immediate vicinity comprise a variety of different materials. Paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness. On this basis, it is not considered that the proposed change in materials would result in any impact which would be considered harmful enough to warrant a refusal of planning permission when considered in context with the varied streetscene. To ensure that the proposed cladding integrates with the surrounding locality, a planning condition has been imposed which requires the applicant to submit the specification for the proposed cladding prior to the commencement of any works on site.
- 7.9 Overall, it is considered that the design and appearance of the proposal is deemed appropriate in context with the main dwellinghouse and respects the existing built form. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy), and would be unlikely to result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.10 The properties on either side of the application site both benefit from an increased ridge height in comparison to the application site. On this basis, it is not considered that the increase in height proposed would result in any significant additional loss of light, privacy, or appear overbearing to any of the adjacent residential properties.
- 7.11 As specified above, the addition of dormers to both the front and rear of the properties within Padnell Avenue appears to be a common characteristic within the streetscene

and as such a precedent has already been set for this type of development. The proposed dormer to the rear would have views that project south down the rear garden which is well screened to the rear boundary by a variety of mature trees. On this basis, it is not considered that this addition would have any impact which could be considered harmful to the neighbouring amenity of the properties to the rear. The proposed dormers to the front are sufficiently set back from the highway by approximately 12 metres and approximately 38 metres from the principal elevation of the properties directly opposite. On this basis, it is not considered that the dormers to the front would result in any additional overlooking or loss of privacy to any of the adjacent residential properties.

7.12 The proposed front porch would again be sufficiently set back from the highway as well as 5 metres away from the western boundary and 7.5 metres from the eastern boundary. As a result, this aspect of the proposal would be unlikely to result in any significant impact which would be considered harmful to neighbour amenity.

7.13 Consequently, it is considered that the proposal is unlikely to appear overbearing or result in any overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear. The proposal is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

7.14 It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking

7.15 The proposal would result in an increase in the number of bedrooms to four and as such three off road parking spaces would need to be accommodated in order to meet the requirements of Havant Borough Councils Adopted Parking Standards. It was evident at the time of the officer site visit that the provision of three off road parking spaces can be accommodated comfortably and would therefore comply with the Adopted Parking Standards.

(v) Source Protection Zone

7.16 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00860 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan (Drawing No: 01)- received 4th August 2017
Existing and proposed ground floor plans and elevations (Drawing No: 01)- received 4th August 2017

Reason: - To ensure provision of a satisfactory development.