
Site Address:	78 Padnell Road, Waterlooville, PO8 8EB		
Proposal:	Proposed single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00073	Expiry Date:	25/03/2024
Applicant:	Mrs Tucker		
Agent:	Mr Bennett	Case Officer:	Ikrame Essalih
	Kalotec Limited		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 78 Padnell Road, Waterlooville is a two-storey semi-detached dwellinghouse with integral garage, constructed in multi brick with brown tile hanging at first floor level on the front elevation and a mono pitched roof over the garage and front ground floor window. The access to the rear of the property is from the west side through a pathway leading to a side porch. The front garden is paved with a retained planting bed marking a separation between the application site and the adjacent property at No.76 Padnell Road.
- 1.2 The property benefits from a long rear garden of approximately 36 metres of a rectangular shape, which is a feature that is noted in many neighbouring properties in this area, located at the west side of Padnell Road and Greenfield Rise junction.
- 1.3 The surrounding area is mainly residential in character with properties of different types and design ranging from bungalows to detached and semi-detached two-storey dwellings.

2 Planning History

None.

3 Proposal

The proposal encompasses the construction of a single storey rear extension with flat roof following the demolition of the existing rear conservatory.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre:

Within 50m - Notable and protected species - Bats hanging under roof tiles (Padnell Road, Cowplain)

Within 50m - Priority Habitat - Lowland Mixed Deciduous Woodland

Officer Comment: The proposed works will be modest of size and kept at ground floor level. It is not therefore anticipated that there would be a negative impact on protected species.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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) Bats

(i) Principle of development

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

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

- 7.3 The proposed works comprises the construction of a rendered single storey flat roof rear extension following the demolition of an existing rear conservatory. The proposed extension would have a total height of approximately 2.9 metres and protruding from the rear elevation by approximately 4.7 metres with a width of approximately 5.3 metres. The new space would form a new lounge and where the internal space would be a dining area served by a proposed new side window to the west. It is noted that single storey rear extensions are a common feature within the neighbouring properties. Therefore, it is considered that the proposed works would be of an appropriate scale and design and would be in keeping with the character of the main dwellinghouse and the surrounding area.
- 7.4 The doors and windows materials would be matching the existing. Although it is noted that there are no rendered parts at the main property, as the proposed render would be an Off-White smooth finish material, it is considered that this material would be acceptable and would not be detrimental to the overall appearance of the property. Therefore, it is deemed that the proposed works are in context of the main dwellinghouse and the surrounding area.
- 7.5 It is noted that the proposed extension would be mainly located at the rear of the property albeit the reconstruction of the side porch roof part from a mono pitched to a flat roof appearance with approximately an additional 400 mm in total height. By dint of its height, being set back from the main building line by approximately 5.4 metres as well as the existing gaps between the application site and neighbouring properties, it would not be readily visible from the public realm, therefore it is considered that the new construction would not result in a harmful impact on the streetscene.
- 7.6 Considering the above, the design, appearance and scale of the proposed extension are deemed appropriate in context to the main building and the character of the area. Therefore, it is considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Local Plan (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension would be located at the rear of the property and facing south. Therefore, it would be mainly visible from the immediately adjacent properties located at the east and west sides and the playground at the south rear side of the site.
- 7.8 On the east side is property at 80 Padnell Road. Due to the separating distance of approximately 200 mm from the boundary line, this property would be the closest to the proposed extension. In comparison to the existing conservatory, the proposed rear extension would be approximately 150 mm closer to the adjacent property. However, considering that the new structure would be roughly 2.9 metres high with a flat roof and no east facing side windows, and that the rear of the neighbouring property is a conservatory with large glass windows and doors, it is considered that the extension would not appear overbearing or result in a loss of privacy or view to the adjacent property and that the impact would be limited and acceptable.
- 7.9 On the west side is property at 76 Padnell Road. By dint of the existing side porch, there would be a gap of approximately 1 metre from the separating boundary line.

Although there would be a new side window at the west elevation serving the dining area, the existing boundary wall of approximately 1.75 metres would be retained thus providing a privacy screen. Furthermore, this neighbouring property benefits from a rear extension with the closest rear window corner positioned at approximately 2.90 metres from the proposed extension. Therefore, it is considered that the proposed works would be appropriate in design and scale and would not result in a loss of privacy, outlook or adverse overshadowing to this neighbouring property.

- 7.10 To the south boundary, there is a green space with a playground bordering the application site and connected to the playing pitch of Complain Activity Centre. Considering the scale of the development, it is considered that the neighbouring residential properties on this side are located at a sufficient distance to avoid any detrimental impact from the proposal.
- 7.11 Given the design and size of the new built and the setting of the application site and the proposed extension vis-à-vis the neighbouring properties at the boundaries, it is considered that the proposal would not have an adverse impact on the residential amenity of these neighbouring properties. The proposal does not appear overbearing or lead to loss of privacy, daylight or outlook, or result in overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Bats

- 7.12 The HBIC screening report shows that bats hanging under roof tiles are existing within 50 metres of the application site. Considering the amount and scale of the proposed development, is it deemed that the proposal would be unlikely have an impact on these protected species.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the character of the main dwellinghouse, the area and the neighbouring amenities and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00073, 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:

Amended Existing and Proposed Elevations, Existing and Proposed Ground and First Floor Plans, Site Location Plan and Existing and Proposed Site Plan - KALO-0302-1000 Rev B - Uploaded 17 June 2024

Agent's Email with Additional Information re Screen to Side Window - Dated 10 April 2024 - Uploaded 16 April 2024

Agent Confirmation of Render Material - Dated 31 May 2024 - Uploaded 31 May 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, correspondence and hereby approved plans, or 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.

- 4 The existing external wall forming part of the existing lean to and separating the application site and the neighbouring property at No.76 to the west side shall be retained at a height of 1.75 metres along the boundary and maintained as such.

Reason: In the interests of the residential amenities of the adjoining property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.