

DELEGATED OFFICER REPORT

Site Address: 68 Padnell Road, Waterloooville, PO8 8EB

Proposal: Conversion of the existing flat roof to pitched roof with front and rear dormers to create second storey accommodation with a rear balcony, additional changes to fenestrations including box bay window replacements. Amendments to APP/24/00655 - Pitched roof to side bays and material changes.

Application Type: Full Planning Permission

Application No: APP/24/00984 **Expiry Date:** 07/02/2025

Applicant: Kilford

Agent: Ms Travers- Ayre **Case Officer:** Robert Riley
Thorns - Young Ltd

Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 68 Padnell Road, Waterloo, is a detached flat roof bungalow on the south side of Padnell Road. To the front is a hardstand drive area and grass lawn. The boundary treatment adjacent the public realm is a low brick wall with fence panels between pillars. To the south west side of the dwelling is an attached garage. The rear garden is a grass lawn and extends approximately 34m to the south of the dwelling. There is a pitched roof porch and curved bay windows to the front elevation, and the external walls are finished in white render. To the rear is a single storey rear extension with a mono pitched roof.
- 1.2 The streetscene of Padnell Road is varied, with No. 68 being the only dwelling with a flat roof in the surrounding area. There are varied ridge heights, but with the majority of the dwellings in the street having accommodation at first floor level.

2 Planning History

APP/10/00115 - Single storey rear and side extension, incorporating attached garage.,
 PERM.01/07/2010

APP/24/00655 - Conversion of the existing flat roof to pitched roof with front and rear dormers to create second story accommodation with a rear balcony, additional changes to fenestrations including box bay window replacements.
 , PERM.23/10/2024

3 Proposal

- 3.1 Conversion of the existing flat roof to pitched roof with front and rear dormers to create second storey accommodation with a rear balcony, additional changes to fenestrations including box bay window replacements. Amendments to APP/24/00655 - Pitched roof to side bays and material changes.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Neil Bowdell - Cowplain

No comments received

Property Services Manager

No comments received

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: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Biodiversity Net Gain (BNG)
- (v) Ecology

(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.

7.3 This application follows the granting of planning permission for APP/24/00655 on 23/10/24. This application proposes modest changes to the approved permission under APP/24/00655 and seeks a change of external materials and pitched roofs to the side bays. There has been no change to local planning policy in time, however, the NPPF has been updated in 2024 which retains a presumption of sustainable and high quality development.

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

7.4 The proposal is for the change of the existing flat roof to pitched roof with front and rear dormers to create second story accommodation with a rear balcony, additional changes to fenestrations including box bay window replacements. The total height of the dwelling would be increased from 3.7m to a ridge height of 6.7m. The eaves of the new pitched roof would extend to first floor level, and within the front elevation there would be two pitched-roof dormers. There would also be two box bay windows within the front elevation, as well as a pitched roof porch which would be similar to the existing porch. Within the west side elevation there would be four ground floor windows, with the northern-most being a pitched box bay window. There would also be a side access door. In the east elevation there would be another pitched box bay window as well as two adjacent ground floor windows. There would also be a first floor window within this elevation. To the rear, the single storey rear extension would remain, but there would be patio doors within the rear elevation. At first floor level to the rear, there would be a dormer window with a balcony. The proposed alterations to the dwelling would create a dwelling with four bedrooms, an office, a kitchen/ living area, a bathroom, ensuite bathroom and a dressing room. The garage would remain as existing with a WC within the structure.

7.5 This application also proposes external material changes. In terms of materials, the agent stated the materials of the works would be "*Main roof – Marley concrete plain roof tiles (small tile), Dormer walls - Tiled to the front, cladding on the sides, Windows – UPVC Double Glazed Gable walls – Composite cladding colour light beige/light grey/cream*". The tiles have been confirmed in a further email to be dark grey and the cladding has been confirmed to be a beige colour, in light of the nearby properties featuring similar coloured render designs this is considered acceptable.

7.6 The proposed design is considered appropriate in terms of the mass, scale and materials, and it is considered that it would be in keeping with the streetscene.

- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the east is No. 70 Padnell Road. This dwelling is approximately 7m from No. 68. In terms of privacy, there are already several windows at ground floor level that face this dwelling. A condition has been added to this permission to require the proposed first floor side window to be obscure glazed. There would be partial views of the rear garden from the first floor windows and balcony, but it is not considered that any areas of amenity would be unacceptably impacted by these proposed additions. Due to the 7m separation distance between the dwellings, it is not considered that the proposed changes would cause an unacceptable loss of light or outlook to this neighbouring dwelling, and would not be considered to be overbearing.
- 7.9 To the west is No. 66 Padnell Road. This dwelling is approximately 7.4m from No. 68. In terms of privacy, there are already windows at ground floor level that face this dwelling. There would be partial views of the rear garden from the first floor windows and balcony, but it is not considered that any areas of amenity would be unacceptably impacted by these proposed additions. Due to the 7.4m separation distance, it is not considered that the proposed dwellings would cause a significant loss of light or outlook to this neighbouring dwelling, and would not be considered to be overbearing.
- 7.10 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Ecology

- 7.12 As the roof of the existing dwelling is flat and unlikely to house bats, it is considered that any unacceptable impacts on protected bat species would be unlikely.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
-

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00984 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:

BLOCK PLAN (PROPOSED) : Uploaded 16/12/24

LOCATION PLAN: Uploaded 16/12/24

Drawing Number: 8152.24: EXISTING FLOOR & ELEVATIONS: Uploaded 16/12/24

Drawing Number: 8152.24.1: PROPOSED FLOOR & ELEVATIONS: Uploaded 16/12/24

Confirmation of materials in email named "CORRESPONDENCE RE MATERIALS/ WINDOW CONDITION" Uploaded 14/1/25

Reason: To ensure provision of a satisfactory development.

- 3 The staircase window at or above 1st floor level in the east facing elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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

- 4 The external materials used shall be as indicated on the email named CORRESPONDENCE RE MATERIALS/ WINDOW CONDITION: Uploaded 14/1/25 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.