
Site Address: 23 Padnell Road, Waterloo, PO8 8DZ
Proposal: Retention of single storey rear timber framed extension.
Application Type: Retrospective Planning Permission
Application No: APP/22/00317 Expiry Date: 03/08/2022
Applicant: Mr T Link
Agent: Case Officer: Joseph Toole
Ward: Cowplain

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

23 Padnell Road, Waterloo, is a two storey detached property located to the north side of Padnell Road. The property comprises of brickwork, tile hanging and concrete roof tiles. Vehicular access is from Padnell Road with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

04/60118/000 - Raising the roof, build up gable end to provide living accommodation in roof space, dormer windows to front and rear elevations., PERM,25/02/2004

APP/10/00293 - Construction of 1No. 3 bed bungalow with new access onto Padnell Road., REF,06/09/2010

APP/11/00309 - Construction of 1No. 3 bed bungalow. (Revised application.), REF,23/05/2011

APP/12/00482 - Single detached garage to rear. , PERM,26/06/2012

APP/20/01026 - Following demolition of the existing garage and summer house construction of 1No. detached 3 bedroom bungalow with associated soft and hard landscaping and parking., REF,04/02/2021

APP/22/00315 - Retention of rear first floor french doors and proposed first floor railings, Withdrawn

3 Proposal

This application is for the retention of a single storey rear timber framed extension attached to the rear of the property. The timber framed structure is used as a cover for the hot tub. There are no doors and windows within the structure. This timber structure requires formal planning permission due to its depth and materials used.

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)

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 A Briggs - Cowplain
No Comment.

Councillor D Keast - Cowplain
No Comment.

Councillor Narinder Bains - Cowplain
No Comment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
What protection is there for this not to be turned into an annex	The application is being assessed on its planning merits. A condition is recommended to address this concern
Could become a permanent extension	We can only assess what is being applied for here

Are the Council able to put restrictions on the timber framed structure, so it cannot be turned into living space at a future date	A condition is recommended to address this concern
Noise, odor, light pollution, loss of privacy and encouraging late-night activities	Please see Section 7.
No objection to principle of timber structure with provision it does not result in late-night activities	

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 acceptable in principle subject to development management criteria.

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

7.3 The structure has a timber frame with a felt flat roof. As the structure is located to the rear of the property and it is not considered to be readily visible from the street scene therefore the materials are deemed acceptable. Furthermore, due to its position it is not considered to have an adverse impact upon the character of the area.

7.4 The design and appearance of the timber structure 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). It is considered that the scheme does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 On the east side facing No.25 Padnell Road there are no openings within the timber structure. Due to the structure's height and the existing 1.8 metre high fencing and hedging it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.25.

7.6 On the west side facing No.21 Padnell Road there are some openings to allow access to the hot tub. Due to its distance from the shared boundary with No.21 and existing of 1.8 metre high fencing it is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

7.7 Whilst concerns have been raised in relation to late night activity etc the structure encloses the hot tub and is considered to constrain activity associated with its use. There is currently no swimming pool in the rear garden and concerns over the use of

the roof for a diving platform would not currently occur. Potential concerns in terms of antisocial impacts could be considered if they occur through Environmental Health. To the rear there are no openings within the structure. It is considered to be an appropriate distance from the rear boundary thus deemed acceptable.

- 7.8 Consequently, it is considered that the timber structure does not appear overbearing or lead to overlooking and has a 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).

8 Conclusion

- 8.1 The scale, siting and design of the structure is considered to have a limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/22/00317

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

Location Plan, Block Plan, Proposed Elevations - Drawing No. CAF/FULL/01
REV 01

Reason: - To ensure provision of a satisfactory development.

- 2 The single storey rear timber framed extension hereby approved shall not be used for primary living accommodation unless otherwise agreed in writing by the Local Planning Authority.

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