

APPEAL STATEMENT

BY

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ON BEHALF OF

Mr & Mrs T Link

Proposed Development

At

**23 Padnell Road
Waterlooville
Hants**

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Site Description

The site is within a residential area, with a range of residential styles. Closeby there is a large Church and a large retirement home.

The adjacent properties are two storey of a traditional construction with pitched roofs the host property is a large chalet bungalow. These properties form the frontage to Padnell Road.

Padnell Road runs East to West with on street parking although this is restricted due to the size of the road.



View of the site area looking north

Planning History

Reference APP/12/00482
Alternative Reference PP-01947220
Application Received Fri 04 May 2012
Application Validated Thu 03 May 2012
Address 23 Padnell Road, Waterloooville, PO8 8DZ
Proposal Single detached garage to rear.
Status Decided
Decision Grant perm/consent/certify lawfulness
Decision Issued Date Tue 26 Jun 2012

Reference APP/11/00309
Alternative Reference PP-01423645
Application Received Tue 22 Mar 2011
Application Validated Mon 28 Mar 2011
Address 23 Padnell Road, Waterloooville, PO8 8DZ
Proposal Construction of 1No. 3 bed bungalow. (Revised application.)
Status Appeal decided
Decision Refuse perm/consent / refuse lawfulness
Decision Issued Date Mon 23 May 2011
Appeal Decision Dismissed

We acknowledge the dismissed appeal, and the context of the design is similar, to the proposed application, however, the proposed design now reflects the more established use of backland development as a way of achieving sustainable development.

The character and appearance of the area has evolved with large side garages and extension changing the way in which the character of the area is viewed locally and from directly outside of the entrance and in passing views when travelling along Padnell Road.

Views are now limited and the appearance of larger gardens is now partly lost. This is further established with the depth of construction of the nearby Church and retirement home.

With the existing garage and parking arrangements having vehicles travelling someway in to the rear area, this is now an established event and not uncommon.

Whilst the modern car is also that much better in its relationship with day to day activities, with less noise, nuisance and pollution.

Planning Policy

- 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)
- Havant Borough Pre Submission Local Plan 2036
- Listed Building Grade: Not applicable.
- Conservation Area: Not applicable.

Housing encourages the use of sustainable design, garden areas, adequate car parking and design that complements the existing character of the area. The proposed development would complement the existing street scene.

As Havant Borough Council needs a variety of new housing, within the Borough, windfall sites such as this would provide much needed residential dwelling within the suburban landscape.

The proposal is for a residential development in an area that is predominantly residential. The quality of the environment in this location is not adversely affected. Proposals such as these will ensure that Havant are able to achieve additional dwellings on previously developed land

Concentration and Distribution of Development within the Urban Areas using 'redundant, derelict or underused land and buildings within the urban area' should be the priority for new development.

The site is within the built up urban area, so sustainable redevelopment of the site is supported in principle. The residents will also support the local shops and businesses which will help promote the retention of the local centre.

The Government's Objectives for the Planning System

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by, *inter alia*:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's and by quality of life;
- Ensuring high quality development through good and inclusive design, and the efficient use of resources.'

Planning Decision.

Application Number: APP/20/01026

Site Address: 23 Padnell Road, Waterloooville, PO8 8DZ

Proposal: Following demolition of the existing garage and summer house construction of 1No. detached 3 bedroom bungalow with associated soft and hard landscaping and parking.

Further to your application received on 29 October 2020, which was valid from 11 November 2020, Havant Borough Council, as Local Planning Authority, Refuses Planning Permission for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

1 The proposal would substantially increase the built-up appearance of the site and would constitute an intensification of development that would appear incongruous and out of character with the street scene of Padnell Road. The proposal would not respect the local context or respond positively to local character, and would result in harm to the character and appearance of the area.

2 Due to the position of the access drive, turning and parking areas to serve the new dwelling, the proposal would have a detrimental impact on the living conditions of the host dwelling (no.23 Padnell Road), and adjacent neighbouring properties (no.21 and no.25 Padnell Road) by reason of noise and disturbance.

3 Given the constrained size, depth, and north facing aspect of the amenity space of the proposed dwelling, and given the size of dwelling proposed, the proposal would not result in a sufficient high quality amenity space for the future users of the development.

The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 Policy DM24 of the Havant Borough Local Plan (Allocations) 2014, emerging Policy E16 of the Pre-Submission version with changes Havant Borough Local Plan 2036 and the National Planning Policy Framework.

5 In the absence of a suitable agreement to secure appropriate mitigation measures in respect to water quality, the development would be likely to have a significant effect on the Solent European Sites as specified in the Habitats Regulations Assessment that has been undertaken in relation to this planning application. The development would be likely to result in detriment to water quality and as such, it is contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011, emerging Policies E16 and EX1 of the Pre-Submission version with changes Havant Borough Local Plan 2036, The Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework.

Access

Access to local transport routes is close by for public and private transport along with the provision of dedicated parking for the proposed and existing dwelling.

The design allows for good access to the proposed with a level access being afforded direct from the drive.

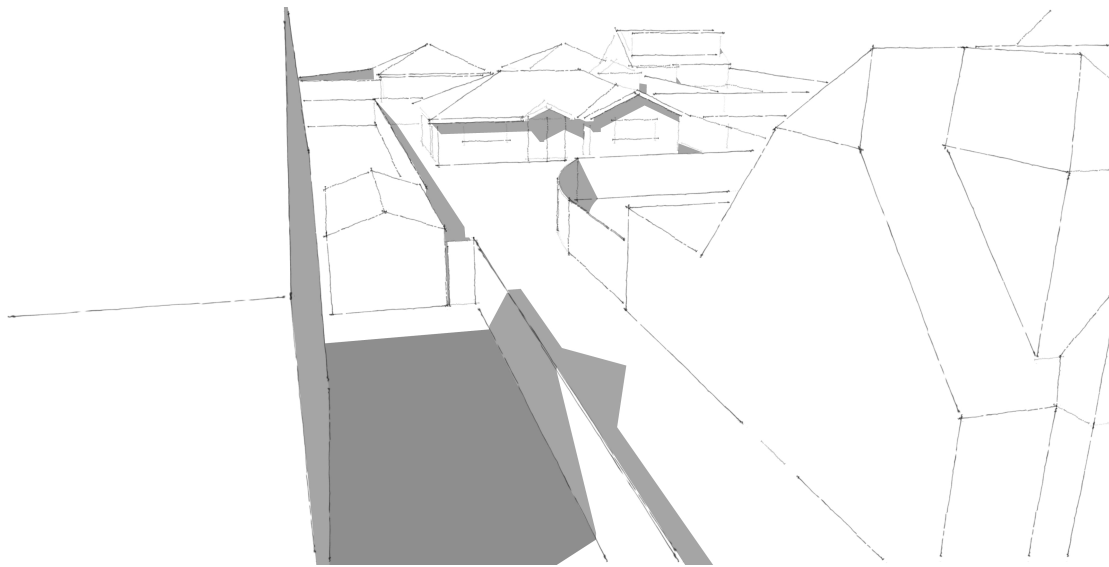
The internal arrangements of the ground floor entrance areas will allow for wheelchair users to actively move around the ground floor areas. Emergency access can be gained to all part of the proposed development and would not restrict evacuation of adjoining properties.

Design

The design picks up on a number of the local design points whilst reflecting a modern detached bungalow, with ample parking and landscaping.

The existing ground levels will be adjusted to lower the siting of the bungalow with a ridge height of 4.6m above ground level.

This height reduces the impact on the adjacent garden areas, along with good separation to the existing boundaries.



Sketch view looking north

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the proposed works.

The Local Community

We have not consulted the adjacent properties of the pending application and rely upon the notification to the adjacent properties and wider local community via the planning advertisements made by the Council.

Conclusion

This sensitively designed proposal retains the orientation and character of the residential properties in this area. The proposed layout allows for a good degree of soft and hard landscaping on site.

The proposal represents the best use of this previously developed land in accordance with both national and local plan planning policies and avoids over-dominance and would not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance.

Site Photographs.



View of the site area looking north west



Residential Development Padnell Road Cowplain

View looking South

View of the existing drive.

