
Site Address:	60 Padnell Road, Waterlooville, PO8 8EB		
Proposal:	Garden room and storage (retrospective application).		
Application No:	APP/21/01329	Expiry Date:	14/01/2022
Applicant:	Mr & Mrs Rafferty		
Agent:	Mr Bennett	Case Officer:	Joseph Toole
	Kalotec Limited		
Ward:	Cowplain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

60 Padnell Road, Waterlooville, is a chalet bungalow located to the south side of Padnell Road.

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

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

90/54975/000 - Roof alterations and bedroom extension at rear, PERM,15/06/1990
04/54975/001 - Single storey front extension; new pitched roof with barn end gables over entire dwelling, with dormer windows to front and rear extensions., REF,23/06/2004
05/54975/002 - Single storey front extension, new pitched roof with barn end gables over entire dwelling, with dormer windows to front and rear elevations. (Revised submission)., PERM,06/04/2005

3 Proposal

Garden room and storage (retrospective application).

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

Submission Version Havant Local Plan

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
From our personal perspective the construction does not infringe on our property or privacy.	Noted

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 proposal involves the retention of the existing garden and storage outbuilding to the rear of the property. The outbuilding needs formal planning permission as it exceeds the height restrictions within Part 1, Class E of the General Permitted Development Order 2015 (as amended).
- 7.4 The outbuilding has weatherboard cladding and felt flat roof. This is considered to be of an acceptable design.
- 7.5 The outbuilding is visible from the street scene to the fields to the rear. Due to its size and design it is not considered to have an adverse impact on the character of the area. A condition regarding the use of the annexe to remain ancillary to the main dwellinghouse has been recommended.
- 7.6 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). 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

- 7.7 To the front there is a door and bi-folding doors facing out onto the rear garden. Due to the existing 1.8 metre high fencing on both sides it is not considered to cause harmful overlooking.
- 7.8 On the east side there is no side windows within the outbuilding. Due to its position right at the back of the rear garden, flat roof design and being partly screened by the existing 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to No.62 Padnell Road. It is also noted an outbuilding of similar size would have a fall back position being carried out under permitted development.
- 7.9 On the west side there is no side windows within the outbuilding. Due to its position right at the back of the rear garden, flat roof design and being partly screened by the existing 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to No.58 Padnell Road. It is also noted an outbuilding of similar size would have a fall back position being carried out under permitted development.
- 7.10 To the rear the outbuilding is right up against the boundary. As this backs onto a field it is not considered to have an adverse impact on neighbouring properties.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/01329

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

Location and Existing Site Plan - 101
Proposed Site Plan and Block Plan - 102
Proposed Floor Plans, Elevations and Roof Plan - 103

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms 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.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.