
Site Address:	63 Padnell Avenue, Waterloooville, PO8 8DT		
Proposal:	Demolition of existing garage to form single storey side and rear extension.		
Application No:	APP/16/00271	Expiry Date:	11/05/2016
Applicant:	Ms M Fox		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with an attached garage to the side. It has a brown tiled pitched and hipped roof with elevations of red multibrick and pebble dash render. The site is level with open vehicular access and an area of tarmac to the front and side, which is open to the eastern boundary, a hedge to the west and a wall to part of the front boundary. The rear garden has a patio, a large area of decking, lawn and a shed, enclosed to all boundaries with fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining two storey semi-detached property is to the west, a pair of two storey semi-detached properties are to the east and opposite and rear gardens of properties in Padnell Avenue are to the rear. The area is of medium density with a mixture of two storey semi-detached properties and bungalows of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

Demolition of existing garage and utility room to form single storey side and rear extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comments on this application. I would suggest to the Planning Authority that to conform to the HBC car parking standards three car parking spaces should be provided and retained on site.

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

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
- (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 control criteria.

(ii) Appropriateness of design

7.3 Part of the proposed extension would be visible from the public realm, although it is to replace the existing garage, does not project beyond the front of the dwellinghouse and is set back approximately 13 metres from the highway. It is therefore considered there would be minimal impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property, although it is to replace the existing garage and utility room with a slightly larger structure to provide additional accommodation. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 There are no windows in either side elevation of the extension which would be situated adjacent to the eastern boundary, with a distance of approximately 2.4 metres from the western elevation of the property at number 65 Padnell Avenue. There would be no increase in the maximum depth of the scheme than that of the existing and it would be 0.8 metres wider. The boundary with the adjoining property is 3.6 metres from the western elevation of the proposal.
- 7.5 The height of the proposal is approximately 1.1 metres higher than the existing garage with an additional 0.4 metre high roof lantern, although the total new height would fall within the criteria for permitted development. The half pitched roof slopes away from the boundary, reducing any perception of the extension being overbearing. Whilst there are windows in the back elevation of the extension, it would be in excess of 15 metres from the rear boundary of the property.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme. and

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00271 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 Compulsary Purchase Act 2004.
- 2 The external materials used 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 development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 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 is not a satisfactory position, has insufficient amenity space and insufficient on-site parking 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.

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

Location plan

Proposed block plan

Drg No FOX 01A Rev B - Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.