
Site Address: 35 Padnell Road, Waterloo, PO8 8DZ
Proposal: Demolition of existing dwelling; erection of 1No. 4 bed detached dwelling with Juliette balcony to rear; flue to rear elevation; outbuilding to rear.
Application No: APP/21/00424 Expiry Date: 16/07/2021
Applicant: Mr Prowse
Agent: Mr Potter Case Officer: Graham Speller
 James Potter Associates
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Padnell Road and is occupied by a detached chalet bungalow.
- 1.2 The surrounding area is residential in character with properties of varying styles and design.

2 Planning History

08/71641/000 - Rear conservatory., PERM, 17/03/2008
APP/18/01258 - Roof alterations to create first floor accommodation; two storey side extension, render, cladding; erection of timber clad garden room to the rear.
Withdrawn.

3 Proposal

- 3.1 Demolition of existing dwelling; erection of 1No. 4 bed detached dwelling with Juliette balcony to rear; flue to rear elevation; outbuilding to rear.
- 3.2 The application was amended during the course of its consideration in that the amount of glazing to the proposed rear gable element was reduced. Reconsultation was carried out.
- 3.3 The plans were further amended to show the correct annotation in that the proposal is for a replacement dwelling as submitted on the application form and advertised as such. Reconsultation on this minor correction was not considered necessary.

4 **Policy Considerations**

National Planning Policy Framework 2021
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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)
IN3 (Transport and parking in new development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

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: 11

Number of site notices: At least one site notice exists

Statutory advertisement: Not applicable.

Number of representations received: 4

Two letters of representation have been received raising the following issues:

- Concern regarding potential loss of hedge
- Concern that building will be sited further into site
- Much higher than existing property
- Overlooking
- Stipulating obscure glass and reducing the window sizes could be a compromise
- Concern regarding smells and fumes from chimney
- Not in keeping with surrounding properties
- Impact on privacy and well being
- Plans do not show extensions to neighbouring property
- No. 33 has been rebuilt further back
- Will severely impact upon daylight, privacy and outlook
- Concern regarding parking provision

Revised plans

One further letter raising the following issues:

- Still very concerned about the amount of glass on the north elevation
- Appreciate glazing has been reduced but it is still excessive
- Will impact on privacy
- Overlooking
- Query use of proposed summer house

One letter of representation raising no objections to the proposals

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Impact on ecology
- (vi) CIL

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposal would be a chalet design thereby reducing the scale and massing and impact on the visual amenities of the street scene, albeit there are examples of full two storey properties within the road in the immediate vicinity.

- 7.4 Overall the design and appearance of the proposal is deemed appropriate in context to the area 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 amenities of the locality.

(iii) Impact upon residential amenity

- 7.5 As a result of representations made concerning potential overlooking, the applicant revised the proposals to reduce the extent of glazing in the proposed rear gable element.
- 7.6 Whilst there is still concern from a neighbouring property regarding potential overlooking, it is considered that by reason of the distances from neighbouring properties that there would not be any significant loss of privacy as a result of the development sufficient to warrant a refusal on these grounds.
- 7.7 It is considered that the proposal will not appear overbearing or lead to significant 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).

(iv) Parking

- 7.8 There would be an increase in the number of bedrooms as a result of the development with a requirement for 3 parking spaces, which the submitted plans show can be achieved. Therefore, the proposal would accord with the parking standards SPD.

(v) Impact on ecology

- 7.9 Whilst no ecological information has been provided with the application, the majority of the roof of the existing dwelling is in habitable use and therefore unlikely to accommodate bats. However, it is recommended that an informative be added to any decision notice advising the applicant that if bats are found then the advice provided by Natural England should be followed.

(vi) CIL

- 7.10 The development is for a replacement residential dwelling and therefore CIL is liable. However, the application has been submitted with Form 7 - Self Build Exemption Claim form, which means the CIL is now not liable for the charge, subject to the relevant criteria.

8 Conclusion

- 8.1 The scale, layout, siting and design of the proposal would not have a significant adverse impact on the character and appearance of the area, on the amenities of neighbouring properties or on highway safety 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 PERMISSION** for application APP/21/00424 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:

18085-PL-501 REV B - BLOCK & LOCATION PLAN

18085-PL-502 REV A - PROPOSED GROUND FLOOR

18085-PL-503 REV A - PROPOSED FIRST FLOOR

18085-PL-504 REV A - PROPOSED ROOF

18085-PL-506 REV B - PROPOSED ELEVATIONS

18085-PL-507 REV A - GARDEN ROOM

Reason: To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Walls: off white render/cedar timber cladding/slate surface tiles

Roof: slate

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.

- 4 The 1st floor window in the western elevation and rooflight in the roofslope in the eastern elevation of the building hereby permitted 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 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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.

- 5 The garden building hereby permitted as part of the proposed development shall be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.