
Site Address:	5 Padnell Road, Waterlooville, PO8 8DZ		
Proposal:	Alterations to roof over extension and conservatory. Resubmission of 06/63546/002.		
Application No:	APP/16/00109	Expiry Date:	01/04/2016
Applicant:	Mr Burton	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Padnell Road is a moderately sized detached bungalow constructed of red brick walls with a slate tiled shallow pitched roof. The dwelling is on level ground and the front amenity space is hard-surfaced for the provision of parking two cars alongside a garage attached to the east elevation. The rear amenity space is moderate in size and is part hard surfaced approx 1.5m away from the rear elevation with the rest constructed of lawn. The boundary around the curtilage is 2m fencing and the dwelling sits approx 1m away from the boundary on each side.

2 Planning History

98/63546/000 - Demolition of existing bungalow and erection of new bungalow with integral garage and new access from Padnell Road, PERM,08/10/1998

06/63546/002 - Provision of tiled roof over conservatory., PERM,23/01/2007.

3 Proposal

Alterations to roof over extension and conservatory. Resubmission of 06/63546/002 which was given approval but expired.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

None

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: 3

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The change of materials and roof design will allow ease of access into the loft space for the applicant and provide better living conditions within the dwelling.

(ii) Impact upon the character of the area

The proposed changes to the roof design and materials will be to the rear dwelling and not viewable from the public realm which will ensure the development does not create a negative visual impact from the streetscene. The materials to be used will be matching to that of the existing slate with the conservatory being developed from UPVC to the matching slate. This will ensure that the proposed works look in keeping to the existing dwelling and will not detract character from the dwelling. It is considered that the proposed changes will improve the existing design and viewpoint from the rear of the dwelling. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

It is considered that the impact to residential amenity from the proposed works is minimal. No 3 Padnell Road is the neighbouring dwelling to the west which would see the most significant change however as the proposed roof will not exceed the existing eaves height and will be hipped to give the roof line a softer appearance it is considered the proposed changes would have a minimal affect as the development would not appear bulky nor impact light levels reaching No 3.

No 7 would view a small increase in the length of the roof but as the eaves height

would not be exceeded, nor the rear elevation it is considered No 7 Padnell road would remain unaffected and have its amenity space protected.

The distance between No 5 and the neighbouring properties will help reduce the bulk and appearance of the altered roof design and any neighbours to the rear of No 5 should not be affected due to the distance of approx 20m between them.

The development can therefore be considered acceptable.

8 Conclusion

The property occupies a plot with generous space to the rear and adequate space to the west and front. The curtilage can accommodate the side and rear extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00109 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. This excludes the UPVC conservatory which will have to be altered but to that of the same material as the existing roof.
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 hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan: Drawing No 4443/500
Roof Plan: Drawing No 4443/200
Existing and Proposed Ground Floor Plan: Drawing No 4443/1
Existing North, West and East Elevation: Drawing No 4443/2
Proposed North, West and East Elevation: Drawing No 4443/3

Reason: - To ensure provision of a satisfactory development.