
Site Address:	53 Padnell Road, Waterlooville, PO8 8EB		
Proposal:	Single storey to side and rear extension after demolition of garage.		
Application No:	APP/14/00374	Expiry Date:	02/06/2014
Applicant:	Mr and Mrs I Thomas	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with an attached garage on the west side of the property. It has a red tiled pitched and hipped roof with cladding to the front gable and elevations of red multibrick with white rough render. The site is level, has open vehicular access with a concrete drive to the front with gravel, a raised border and a gate providing access to the rear garden. There is a 2 metre high hedge to the front (southern) boundary, a 1 metre high fence to the western boundary and a 2.2 metre high hedge to the eastern boundary. The rear garden is of a generous depth and is mainly laid to lawn with a small patio area adjacent to the property, and a canopied summerhouse, decking and shed in the rear section of the garden. It is enclosed by a 1.8 metre high fence and hedge with shrubs to the western boundary, a 1.3 metre high trellis fence and mature shrubs to the eastern boundary and mature shrubs and trees in excess of 2 metres high to the northern boundary.
- 1.2 A detached chalet bungalow of a similar age, style and design lies to the west, a detached chalet bungalow of individual age, style and design lies to the east and the rear gardens of properties in Greenfield Crescent lie to the rear. A detached bungalow of individual age, style and design lies opposite the site. The area is of medium density of a mixture of detached and semi-detached bungalows, chalet bungalows and 2 storey dwellings and of a similar age, individual style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the demolition of the existing garage and the construction of a single storey side and rear extension (including a new garage and study) of a total length of 13.35 metres, with the rear element stepping in by 2.72 metres at 10.39 metres from the side. The extension is 7.83 metres at its widest point, with the width of the rear extension 5.11 metres and the width of the side extension 2.72 metres. The garage and study has a flat roof 3.2 metres high at the front, reducing to 3.1 metres and the pitched and hipped aspect of the development has an eaves height of 2.9 metres and a total height of 5.2 metres with two rooflights in the western roof slope. There are also 2 additional rooflights to be installed in the existing western elevation, however it should be noted these do not require the benefit of planning permission.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

1 letter of representation has been received from one address and whilst not objecting to the scheme has raised the following concerns:

- 6.1 Location of main drain on neighbouring property needs to be considered when constructing the footings/foundtions.
- 6.2 Continued and increased loss of light to living room and conservatory on northern elevation of neighbouring property.

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 The proposed side extension would be visible from the public realm, although it is set back in excess of 15 metres from the front boundary and the design is similar to what is currently on the site. The development would result in a generous increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The new flat roofed garage and study is to be built on the western boundary extending approximately 5.5 metres beyond the rear wall of the existing garage, the proposed height being 0.4 metres higher than the highest part of the existing garage. The remainder of the extension is approximately 2.7 metres from the boundary, and whilst there are no windows in the western elevation, the neighbouring chalet bungalow at number 51 is a minimum of 0.9 metres away from the boundary. Whilst the element of the proposal on the western boundary does not extend beyond the conservatory of the neighbouring property, due to the increase in the depth of the side extension, there would be additional impact on windows in the eastern elevation of the adjacent property. To diminish the effect of the development on this property it is proposed to include a condition requiring the western elevation of the extension to be painted white and maintained in this condition at all times. The issue raised with respect to the drainage is not a planning matter and would be addressed by the Building Control Section.
- 7.5 The proposal projects 0.45 metres from the existing line of the dwelling house to the east and the properties to the rear are in excess of 30 metres away. It is therefore considered the development would have negligible impact on the property to the east of the application site and the properties to the rear.

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00374 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the western side wall of the extension shall be painted and permanently maintained in a white or light-painted finish.

Reason: In the interests of neighbouring amenities and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing 1 Rev B	Existing elevations/site section
Drawing 2 Rev C	Proposed elevations/site section
Drawing 3 Rev A	Proposed street elevation, location and block plan

Reason: - To ensure provision of a satisfactory development.