

26 May 2026

Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

Planning Statement – 14A Padnell Road, Waterlooville, PO8 8DZ

This Planning Statement has been prepared in support of the application for a proposed two-storey rear extension, including alterations to the existing ridge height of the dwelling at 14A Padnell Road, Waterlooville, PO8 8DZ.

Prior to the submission of this application, pre-application advice was sought from the Local Planning Authority. The comments raised have been carefully considered and addressed, as set out below.

i. Principle of Development and Annex Use

The proposed outbuilding/annex has been removed from the application in its entirety.

ii. Appropriateness of Design and Impact on the Character of the Area

iii. Effect on Neighbouring Properties

The proposed front elevation design was considered acceptable in principle and has therefore been retained within the revised proposal.

The proposal to raise the existing ridge height was also considered appropriate within its context in terms of scale, design, and appearance. However, concerns were raised regarding the scale of the proposed rear extension and the potential for overshadowing impacts on No. 16 Padnell Road.

In response to these comments, the design has been revised so that the rear roof pitch now slopes back into the main ridgeline. This amendment reduces the scale and massing of the proposed rear extension and avoids any unacceptable overshadowing or loss of light to No. 16.

In relation to the comments regarding floor levels, both the existing and proposed drawings demonstrate the fall in ground floor level from the front to the rear of the property. The rear garden has previously been levelled by the applicant and is now flat.

iv. Access and Parking Matters

The site currently provides sufficient off-street parking to accommodate three vehicles within the existing hardstanding area.

v. Impact on Trees

There will be no impact on trees, as the proposed annex has been omitted from the application.

vi. Ecology and Biodiversity Net Gain

As this is a householder application, it is exempt from Biodiversity Net Gain requirements. Nevertheless, consideration will be given to external lighting to minimise any potential ecological impacts.

vii. Community Infrastructure Levy

The relevant Community Infrastructure Levy (CIL) forms have been submitted in support of this application.

Conclusion

This revised application has carefully considered the concerns raised by the Planning Officer regarding the scale of the first-floor rear extension and its potential impact on No. 16. The amended design reduces the scale and massing of the rear roofscape whilst retaining the overall design principles previously considered acceptable.

Accordingly, it is considered that the proposal represents an appropriate form of development that accords with the relevant planning policies and guidance, and approval is respectfully requested.