

DELEGATED OFFICER REPORT

PROPOSAL	Two storey rear extension including alterations to existing ridge height to create new first floor.
LOCATION:	14A Padnell Road, Waterloo, PO8 8DZ
REFERENCE NO:	APP/26/00364
APPLICANT:	MR DAN COLLINS
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	11/08/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a detached bungalow located on the south side of Padnell Road. This property has a hipped roof with a projecting front gable. The elevations are formed from brickwork and cladding. There is parking space to the front of the property and a private garden to the rear. The area is residential in character.

2. Planning History

None relevant

3. Proposal

Two storey rear extension including alterations to existing ridge height to create new first floor.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S4 - Principle of development within settlements

Havant Borough Council Parking SPD July 2016
Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Development Infrastructure Team (CIL & S106)

Consultee response (Development Infrastructure Team (CIL & S106))

CIL Liable as the proposed extension is more than 100
sqm: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

An application for self build extension relief has been made.

Kev Parsons- no comment received
David Keast - no comment received
Neil Bowdell - no comment received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 18

Material planning considerations are addressed in Section 7.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) CIL

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises extensions to the rear and at first floor level in order to facilitate an additional storey. The extensions to the rear of the property would project by approximately an additional 8 metres (following removal of the existing conservatory). This would match the width of the existing dwellinghouse. The ridge height would be raised- this currently measures approximately 4.6 metres, noting that the site is not entirely level . This would be increased to a height of approximately 7.2 metres with the eaves height increasing by approximately 1.2 metres, again noting that the site is not level. To the rear, the roof would be hipped inwards and the roof form would go from hipped to pitched.

7.4 The proposed extensions to the property would allow for internal reconfigurations with the previous bedroom 3 becoming the stairwell and wc and the rear extension becoming an open plan kitchen/ living area. This would result in one new window to the eastern side elevation serving the living area as well as a wc window replacing the existing side kitchen window . There would be bi-fold doors to the rear elevation alongside a rear elevation window . There would be three bedrooms at first floor level and a bathroom. These would all be served by rooflight windows. Proposed materials include render, cladding and roof tile to match existing.

7.5 Whilst the proposed changes would result in a significantly enlarged footprint , it is considered that this could easily be accommodated within the plot without resulting in unacceptable overdevelopment . Padnell Road comprises a mixture of housing heights and styles and there is no set pattern of development in this regard. There is also a mixed pallet of materials within the vicinity whereby the proposed cladding is deemed to be acceptable. For this reason the proposed changes are deemed acceptable within the context of the streetscene.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building 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 amenity of the locality.

(iii) Effect on neighbouring properties

7.7 To the east of the application site is no 16 Padnell Road. This property is set closer toward the road than no 14A and is of two storey height. The main dwelling is separated from no 14A by a driveway on the side of no 16 and a 2.5 metre gap between the side elevation of no 14A and the shared boundary on this side. There would be an increase in both the eaves height at no 14A as well as the total depth of the property, and , due to the proximity to the boundary, this would evidently be highly noticeable from the rear of no 16 . Whilst this may be the case, in regards to material impact , it is noted that the rear roof slope has been hipped back, reducing general mass and bulk towards the rear . The extension at first floor would not result in a full two storey height , with the roof sloping away from the east. The space to the rear and side of no 16 comprises a driveway area and it is understood that the main private amenity area is located towards the other side where there is a conservatory and patio area . Given that the area adjacent with no 14A is used as a driveway it is judged that

this space mitigates against any overbearing or overshadowing impact from the extension proposed. A section drawing has been supplied by the applicant whereby they confirm that the rooflight windows will all have a cil height of 1.7 metres above finished floor level, therefore reducing any potential for overlooking .

- 7.8 To the west of the application site is no 14 Padnell Road . There is only one obscure glazed bathroom window on the side elevation of this property . As this does not serve a primary habitable room it is deemed acceptable that the proposed extension be constructed alongside this window . The extension would come level with the rear elevation of no 14 and therefore the proposal is not considered to result in harmful impact to this property.
- 7.9 To the north of the application site is no 7 Padnell Road. This property is separated from the application site by the highway , measuring over 30 metres separation distance and this would mitigate against any impact from the new first floor, front elevation window, meeting the minimum separation distances as stipulated in the Havant Borough Design Guide .
- 7.10 To the south (rear) of the application site are flats along Padnell Avenue. There would be over 80 metres separation distance between the properties and therefore no harmful overlooking would take place due to this distance .
- 7.11 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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). It is noted no letters of objection were received with respect to the scheme

(iv) Parking

- 7.12 Due to there being 5 bedrooms , 3 parking spaces are required on site as stipulated in the Havant Parking SPD. These could be provided on the front driveway and the parking allocation has therefore been met.

(v) CIL

- 7.13 This proposal would result in over 100m² additional floor area and therefore this would be CIL liable, however it is noted that CIL exemption has been submitted.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Development Manager be authorised to Approve with conditions for application APP/26/00364

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:

PAD_02 Section drawing uploaded on the 01.09.2026

PAD_02A Existing and proposed elevations

PAD_03 Block plan of the site

PAD_01A Existing and proposed floor plans

Location plan uploaded on the 27.05.2026

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

Informatives:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.