
Site Address:	4 Claydon Court, St Michaels Place, Waterloo, PO7 7GR		
Proposal:	Part single and part two storey rear extension.		
Application No:	APP/20/00877	Expiry Date:	03/12/2020
Applicant:	Mrs Dickson		
Agent:	Mr C Flint	Case Officer:	Selina Donophy
	Chris Flint Ass Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, new build dwellinghouse located to the north of St Michaels Place and in a corner plot to the north east of Claydon Court. This property has a pitched roof, is constructed of red brickwork and has an attached garage set at single storey to the front which is joined to the garage at no 3 to the west. There is a paved hardstanding to the front of the property with parking space for 1 vehicle.

2 Planning History

APP/13/00869 - Discharge of Condition No's 2, 3, 5 & 8 of Planning Permission APP/12/00761., PERM,28/01/2014
APP/13/00921 - Erection of 10 dwellings (6 no. 3 bedroom dwellings and 4 no. 4 bedroom dwellings) and associated parking, landscaping and access, PERM,11/12/2013
APP/14/00005 - Discharge of Condition No's 2, 3, 4, 6, 7, 13 and 14 of Planning Permission APP/13/00921. , PERM,28/01/2014
APP/12/00760 - Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road., PERM,20/12/2012
APP/12/00761 - Listed Building Application for demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments., PERM,20/12/2012
APP/13/00330 - Variation of Condition 20 of Planning Permission APP/12/00760 to allow occupation of up to 15 dwellings before works to the north east elevation have been completed., PERM,22/05/2013
APP/13/00339 - Variation of Condition 9 of Listed Building Consent APP/12/00761 to allow occupation of up to 15 dwellings before works to the north east elevation have been completed., PERM,22/05/2013
APP/16/00725 - Single storey rear extension., PERM,15/09/2016

3 Proposal

Part single and part two storey rear extension.

4 Policy Considerations

National Planning Policy Framework
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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comment

Councillor Mike Sceal
No comment

Councillor Peter Wade
No comment

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
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As a concerned neighbour, I would like to be reassured that the above plans do not adversely affect my privacy and access to mid summer sun which I currently enjoy.	Please see planning considerations section of the report.
object to this over development on the grounds that Claydon Court is only 6 years old and already a very compact site which does not lend itself to further development. The setting for Claydon Court is a group of terraced houses around a courtyard. Parking space is limited with clearly marked bays. Despite this there are times when access is obstructed by visitors not using the bays or using bays not assigned to a given house. Number 4 is tucked into the corner with one garage space and one immediately outside. There is no access from the rear of the property and the planning application makes no reference to access for trades people and delivery vehicles. I therefore assume all access is via the courtyard through the garage and front door. The planning development is substantial and will take months to complete. During this period residents will have to endure: - Obstruction from trades people parking vans in the courtyard. Even if people are told not to park in the courtyard they will often ignore that instruction or will park on the narrow access roads and cause obstructions in the wider estate. - Obstruction during lorry deliveries - Noise and vibration from building work	It is considered that the site can accommodate the development, which is subservient to the host dwelling and would retain an acceptable level of amenity space. It is acknowledged that construction activity can cause disruption to adjoining properties, however this is not a material planning consideration. Any blocking of accesses would be a civil matter between the parties involved; any undue noise and disturbance would be a matter controlled under separate Environmental Health legislation. Informatives are proposed to highlight key Environmental Health issues.

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 single storey and two storey extensions to the rear elevation . The single storey extension would have a width of approximately 7 metres and would come up to the side boundary shared with no 3 Claydon Court. It would have a flat roof with a height of approximately 2.8 metres and a depth of 4 metres, creating space for a gym and enlarged kitchen at ground floor level. To the east this would step up to form the two storey extension which would have a hipped roof with a maximum height of approximately 6.7 metres to ridge level , a width of approximately 3 metres and a depth of 4 metres which would mean the side extensions all come level in depth , with a total width of approximately 10 metres including the single and two storey elements. The two storey extension would allow for an enlarged living space at ground floor level and an enlarged bedroom at first floor level. There would be 3 ground floor windows proposed at ground floor level to the north facing (rear) elevation , one window proposed to first floor level facing east and a set of double doors also on the eastern elevation at ground floor level leading out into the rear garden. Materials proposed include brickwork and slate roof tile, both to match existing.

7.4 The proposed extensions would be sited to the rear of the property and therefore would not be readily visible from the public realm, with the single storey extensions set below the pitched roof of the garage to the front. The eaves level of the two storey extension would come level with that of the existing dwelling , with the ridge set down and roof style in keeping with that of the existing property . The total height and mass is judged to appear subservient to the main property in appearance and in keeping when considering the matching materials proposed. Although the extensions amount to a reasonable addition in scale this is deemed to be adequately accommodated within the plot size.

7.5 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

7.6 To the west of the application site is no 3 Claydon Court - these properties are attached via the garages and to the rear of no 3 is the rear of the garage which shares the pitched roof with no 4 and has a single door leading out into the rear garden on the rear elevation. The single storey extension proposed would come close up to the side boundary shared with no 3 and would have a depth of approximately 3.2 metres closest to the boundary due to the slight projection of the garage beyond the main rear elevation wall of the property. Although there would be some minimal impact on light to the door at no 3, this is not judged to be harmful as this is the door to a garage and not a window to a habitable room- in addition the proposed height is judged to be relatively modest. The two storey element would be set back by around 7 metres off this side boundary and this is judged to be an adequate distance to mitigate against any overbearing or overshadowing impact of the extension on this property.

- 7.7 To the south is the adjoining property, no 5 . As the extensions would be located away from this site, there is not judged to be any impact.
- 7.8 To the north of the application site are the rear of properties 26 and 28 Avondale Road . Both of these properties have rear gardens of over 25 metres in length. There are no additional windows proposed at first floor level facing north , in fact there is reduction in windows facing back towards the rear of nos 26 and 28. The windows proposed to ground floor level would not cause any overlooking. The two storey element is not considered to have any harmful impact on the amenity of these neighbouring dwellings.
- 7.9 To the east of the application site is no 1 Old Orchard. There would be a separation distance of 25 metres between the two-storey extension and the side elevation of no 1. There would be an additional window proposed at first floor level facing east however there is already a window facing east at first floor level on the existing property and the additional window would be set back behind this by approximately 3.5 metres. Impact on the amenity of no 1 has been considered and it is judged that this proposal would not cause any significant overlooking , overshadowing or overbearing harm.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to 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

- 7.11 The number of bedrooms would not be increasing as a result of this proposal and therefore no additional parking allocation is required on site.

(v) CIL

- 7.12 The proposed additional floorspace does not amount to more than 100 square metres and therefore this would not be CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00877

(A) 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:

02 REV 1 Location plan, block plan , parking plan
Matching materials confirmation email received on the 22.10.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.