
Site Address:	33 Arragon Court, Waterloooville, PO7 8NR		
Proposal:	Single storey rear extension.		
Application No:	APP/19/01164	Expiry Date:	22/01/2020
Applicant:	Mr Beck		
Agent:	Mr Choudhury	Case Officer:	Joseph Toole
	MC Architectural Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Arragon Court is a small cul-de-sac made up of terraced, two-storey, red brick buildings, with tiled pitched roofs, many of which have been converted into flats. Vehicular access is from Arragon Court. The property is a ground floor flat, which backs onto a car park facing Arragon Court.

No. 33 Arragon Court is a end of terrace property comprising of red brick and brown roof tiles.

2 Planning History

No relevant planning history.

3 Proposal

Single 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

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No Comment.

Councillor Mike Seal

This looks all ok to me no problems here, long as it all conforms to building regs.

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: 9

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) Appropriateness of design and impact on the character of the area
- (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 management criteria.

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

7.3 The proposed development would involve the erection of a low pitched rear single storey extension. It would have a width of approximately 3.2 metres, depth of approximately 3.9 metres and a maximum height of approximately 2.7 metres. There would be a large window to the rear of the extension with four transoms windows facing Arragon Court and windows and doors facing the boundary to No. 30 and No. 31 Arragon Court.

7.4 The proposed development would match the existing property in terms of brickwork, roof tiles, windows and doors. This would be deemed acceptable to the context of the main house.

7.5 While the proposed development would be viewed from Arragon Court it would have a minimal impact on the street scene of Arragon Court itself as the it would take place entirely at the rear with fencing and access road in between.

7.7 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the

retained amenity space.

- 7.8 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

- 7.9 The fencing on the North West boundary between No. 31 and No. 33 Arragon Court is 1 metre high. This was a concern in terms of overlooking private amenity space to the neighbouring property, from the windows and doors on the north-west elevation. Therefore, discussions took place with the applicant and it is understood an agreement has been made to construct a 1.8 metre high fencing along the boundary as shown on the revised plan 1806 0101, which would remove the concerns regarding overlooking. A condition regarding the erection, maintenance and retention of the proposed fencing along the north-west boundary, prior to occupation has been recommended. The proposed four transoms windows on the south-east elevation would face onto Arragon Court therefore it would not overlook any private amenity space.
- 7.10 As to the flat above, (No. 35 Arragon Court), the proposed which would be of modest size would not have a significant impact on this property.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

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/19/01164

- 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:

Location Plan
Proposed Block Plan
Existing and Proposed floor plans and elevations - 01.01 REV B

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.

- 4 Prior to occupation of the development hereby approved, a 1.8 metre fence shall be erected along the North West boundary between No. 31 and No. 33 Arragon Court in accordance with plan 1806 01.01 Rev B and thereafter maintained and retained, in this position.

Reason: To prevent overlooking to the neighbouring property, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.