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|-------------------|------------------------------------------------------------|---------------|----------------|
| Site Address:     | 2 Claydon Court, St Michaels Place, Waterlooville, PO7 7GR |               |                |
| Proposal:         | Loft conversion with rear dormer.                          |               |                |
| Application Type: | Full Planning Permission                                   |               |                |
| Application No:   | APP/23/00938                                               | Expiry Date:  | 05/02/2024     |
| Applicant:        | Mr and Mrs Lang                                            | Case Officer: | Ikrame Essalih |
| Agent:            |                                                            |               |                |
| Ward:             | Waterloo                                                   |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 2 Claydon Court, St Michaels Place, Waterlooville is a two-storey semi-detached dwellinghouse bordering Claydon Court from the north corner, constructed in red multi facing bricks and rustic red tiles gable roof. The property benefits from a reasonably sized square shape rear garden. At the front of the property, the shared paved area allows for allocated car parking spaces. Two car parking spaces are currently allocated to the residents of the property. The rear garden comprises a decked lawn area, a decking and a paved passage to the east side boundary leading to a small garden/storage room. The rear boundaries treatment consists of wood fencing approximately 1.8 metres high.
- 1.2 The site is part of a residential development located northeast of the Sacred Heart Church St Michaels Convent and the surrounding area is primarily residential with properties of similar character and heights, and differing styles, design and finish materials.

## **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**

- 3.1 The proposal consists of the conversion of the loft to a roof space accommodation with rear dormers.
- 3.2 Although the proposed development falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, planning permission is required as the original planning permission for the building of the dwelling was subject to a condition restricting permitted development rights. Conditions are attached to planning permissions APP/12/00780 and APP/13/00921.

### **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)  
DM13 (Car and Cycle Parking on Residential Development)

#### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

### **5 Statutory and Non Statutory Consultations**

**Councillor Gwen Robinson**  
No comments received.

**Councillor Mike Sceal**  
No comments received.

**Councillor Peter Wade**

No comments received.

## **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: 21

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>               | <b>Officer Comment</b> |
|------------------------------|------------------------|
| <u>No comments received.</u> | N/A                    |

## **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 matters

(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 work comprises the conversion of the loft to a living accommodation encompassing an additional bedroom and a bathroom which would be served by three rooflights at front main elevation and a rear dormer. Although the proposed rooflights would be visible from the streetscene, it is noted that they would be of modest size and would not be protruding further than the roof slope surface. Furthermore, similar works are perceived within the neighbouring area. Therefore, it is considered that these works are in keeping with the context of the main dwellinghouse and would not result in an adverse impact to the streetscene.

7.4 In regard to the proposed rear dormers, it is considered that the design and scale of these dormers is appropriate and of modest size and where it would normally be within the requirements for permitted developments, which in this case is not possible due to the restrictive conditions in the original planning permissions. It is deemed that the proposal would be acceptable and would not give rise to an adverse impact on the character of the dwellinghouse and the surrounding area.

- 7.5 Consequently, the design, amount and appearance of the proposed works is deemed appropriate in context to the main building and the streetscene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Local Plan (Core Strategy 2011) and Havant Borough Design Guide SPD. It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed dormer would not have side windows and would be entirely within the roof space. Considering that there are existing rear windows at first floor level, it is deemed that the proposal would not result in views that are out of context within a residential area but rather a common setting and view relationship between adjacent properties. Therefore, it is considered that the proposed works would not result in an adverse impact to the adjoining properties at No.1 and No.3 Claydon Court.
- 7.7 To the rear of the property, the proposal involves the creation of two windows within the proposed dormer facing out onto the rear garden. By dint of the existing rear windows at first floor level, the rear view onto the private gardens is already established. The properties beyond in Avondale Road are set in excess of 42m from the proposed dormer. Therefore, the proposal is deemed acceptable, not overbearing or resulting in a loss of privacy or daylight to the neighbouring properties. It is considered that the new windows would not create views that would be unacceptable, out of the context of a residential area or harmful to adjacent properties.
- 7.8 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 Havant Borough Local Plan (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.9 Currently there are three existing bedrooms at the property. The proposed works would result in the creation of a fourth bedroom in the loft space. In addition to the existing allocated two car parking spaces for the property, an additional car parking space would be required. The agent submitted parking maps and a detailed parking survey demonstrating that additional and appropriate parking is available within the vicinity. Therefore, it is deemed that the current provision of car parking spaces is meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

## **8 Conclusion**

- 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.

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## **9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00938, 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:

Location Plan - Uploaded 11/12/2023

Existing Floor Plans, Elevations and Block Plan - Uploaded 05/12/2023

Proposed Floor Plans and Elevations - Uploaded 05/12/2023

Applicant email with additional information -dated 30/01/24 Uploaded 19/02/2024

Parking Survey - Uploaded 19/02/2024

**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.