
Site Address:	3 Claydon Court, St Michaels Place, Waterloooville, PO7 7GR		
Proposal:	Single storey rear extension.		
Application No:	APP/16/00725	Expiry Date:	15/09/2016
Applicant:	Mr C Bragg		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 3 Claydon Court is a newly built two storey link attached house, located in a new housing development to the north of Waterloooville Town Centre. Parking for the dwelling is provided within an integral garage with one space for an additional car to the front of the garage. The rear garden is partially decked with a lawned area, and patio to the rear of the house and garage.

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

3 Proposal

- 3.1 Single storey rear extension. The proposal falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order

2015. Planning permission for this proposal is only required as the original planning permission for the building of the dwelling was subject to a condition restricting permitted development rights.

- 3.2 The original application submitted also included the conversion of the garage to use as living accommodation. A history search shows that a condition was placed on the original permission in relation to the construction of the property, stating that the garage must be available for the parking of cars at all times. The Case Officer therefore advised the applicant that, subject to the Havant Borough Residential Parking Provision, they would need to demonstrate that they could provide parking for two cars within the curtilage of their property. The applicant could not provide this and therefore removed the garage conversion element from the application.

4 Policy Considerations

National Planning Policy Framework

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

Highways Engineer

A plan is required showing two parking spaces. If these submitted plans are acceptable I suggest the Planning Authority condition these spaces.

Comment- These comments were in relation to the conversion of the garage and since this element has been withdrawn they are no longer valid.

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: 4

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposal would be attached to the rear of the property and therefore would not be readily visible from the streetscene. The development, which requires planning permission due to a restrictive condition in the original permission, would result in a modest increase to the original footprint of the property, whilst retaining a garden of approximately 6 metres in depth. A recent appeal relating to a similar proposal has been allowed at appeal as it was felt by the Planning Inspectorate that an individual should have the right to reduce the size of their garden and increase the size of their house, should they so wish to. The design and appearance of the extension is deemed appropriate in context to the main building and therefore meets with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 The proposal is not visible from the front of the property and only partially visible from the adjacent properties due to the existing screening and location of the garage. As the dimensions of the extension fall well within the criteria of permitted development, and no objections have been received in relation to the application, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking, and would not have negligible impact on the properties immediately adjacent to the application site. It is therefore deemed to meet with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 Having regard to the above information it is considered that the extension to the rear of the property would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00725 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed floor plan - received 19.07.16

Proposed east elevation - received 21.07.16

Location plan - received 19.07.16

Block plan - received 19.07.16

Proposed rear elevation - received 19.07.16

Proposed side elevation - received 19.07.16

Reason: - To ensure provision of a satisfactory development.