

Comments for Planning Application APP/18/00288

Application Summary

Application Number: APP/18/00288

Address: 8 Ivy Court, Waterloo, PO7 5JT

Proposal: Construction of two storey side extension and single storey rear extension, render to front elevation. Relocation of pedestrian access along southern boundary line.

Case Officer: Bee Crawford

Customer Details

Name: Mr and Mrs Pete and Teresa Boyes

Address: 7 Ivy Court Purbrook Waterloo

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are submitting these comments in relation to the planning application above.

We live next door to the property and have the following concerns.

On the Design, Access and Statement document

1. On photograph 1 Front view you will note there are 2 concrete drain covers, it is our understanding that these cover a culvert/stream running underneath the concrete driveway of number 8 Ivy Court and under Stakes Road. It was our understanding that previous owners had been advised they would not be given permission to drive over or built over this stream in case of collapse or need for access.

2. Design and Access Considerations

in paragraph 1 it states

"& the properties in this cul de sac all have driveways off these roads"

Only property number 6 Ivy Court has a driveway to their property and whilst one could argue that properties 5,4,3,2, and 1 Ivy Court have potential for a driveway they do not have one.

Number 7 Ivy Court (our property) has no driveway and no potential for one as access to our property is by footpath only.

In addition Ivy Court is a small cul de sac which only has enough parking for residents cars, the plans appear to describe "roads in the area" as wide thus appearing to give the impression this includes Ivy Court. At school times, evenings and weekends it is very crowded as residents from Westbrook Grove park in Ivy Court not having enough of their own spaces.

park near our home.

We are concerned that if the property (number 8) is at some point used for multi occupancy living as opposed to a family home) this will generate several more vehicles (family living there already have 3) and therefore restrict parking and access.

3. Garage

The document states

"There is one garage on site, which is located to the rear of the garden, with access off the southern boundary

line, as shown in the photographs & drawings. It is intended to keep this garage, with the existing access. This

was approved in 1997, including a new vehicular access off the cul-de-sac"

This appears to lead us to believe there is vehicular access to the rear garage?? and will remain following the extension the only place this could be is on a footpath and grass verge leading to stakes road where there is a lamppost

4. Disruption to residents access

Residents already need to park on both sides of the cul-de-sac. Access to builders lorries, deliveries and contractors vehicles is very restricted and would prevent reasonable access to and from our properties during the period of construction.

Please could planning department confirm:

1. Is there going to be vehicular access along the footpath to the rear garage
2. That the plans will need to be changed to state only one house in Ivy Court has a drive and number 7 has restricted access
3. That there is no risk regarding building over or driving over the drains covering the stream
4. How planners will reduce the impact of construction vehicle on residents and their access in and out of their homes during construction.
5. That this property (number 8) will remain a family home not a multi occupancy property
6. That there will be a resubmission of plans to consider the above points raised

Thank you

Teresa and Pete Boyes.