
Site Address:	9 Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Proposed new porch and car port; external alterations to include fenestration changes and render and timber cladding to elevations.		
Application No:	APP/21/00294	Expiry Date:	12/05/2021
Applicant:	Mr and Mrs Larkin		
Agent:	Mr Wild	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the east side of Clovelly Road and currently comprises a detached two storey cream painted render dwelling. It is set back from the road by some 6-8m, approximately in line with other detached dwellings. The site has 2 vehicular access points, adjacent each side boundary, with the northern one serving a side car port. Planning permission APP/15/00214 has been partly implemented and the property has a flat roofed (with parapet) single storey side extension with bay window to its southern side. A previous rear extension has a hipped pitched roof and was originally an annexe, now subsumed into the main dwelling. The previously approved northern side extension and replacement car port has not been implemented and the original detached store and canopy roof creating a car port remains.

The site is level and has hedging forming the northern boundary with No 7. which has a flat roofed garage close to the common boundary with the two storey dwelling being set beyond the garage. To the south, the frontage boundary dividing No. 11 is a low brick wall and No 11 has a side elevation with just one small ground floor obscure glazed window, and a small front single storey lean-to element serving an integral garage.

2 Planning History

APP/14/00505 - Single-storey side and front extensions including car port, partial removal of annex/store and integration of former annexe into main house., PERM,16/07/2014

APP/15/00214 - Single storey side and front extensions including car port, partial removal of annexe/store and integration of former annexe into main house. (Revisions to existing approval APP/14/00505)., PERM,20/04/2015

3 Proposal

- 3.1 Proposed new porch and car port; external alterations to include fenestration changes and render and timber cladding to elevations.
- 3.2 The proposal would add a false pitch hipped roof above the existing southern side flat roof extension and continue the pitch across part of the front to create a front porch canopy on oak frame. To the northern side a replacement detached store is proposed with lean-to roof above, extending forward to create a side car port. It is also proposed to make some other minor changes to window and door positions and sizes, and add

timber cladding to the front and side elevations at first floor level.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
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)

Submission Version Havant Local Plan

E22 (Amenity and pollution)
E1* (High quality design)
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

n/a

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 false pitch roof, front canopy and porch would better link and integrate the previous flat roofed side extension to the main dwelling and result in a more traditional visual appearance to the front elevation. A similar car port to the northern side has previously been approved and now part of an extant permission; the current proposed northern store and car port would extend less deep but be slightly further forward and higher with sloping roof rather than hipped and flat. The slight change in design is considered immaterial to the street scene.

7.4 The proposal also includes the introduction of timber cladding for the first floor element of the front and side elevations and side car port. Clovelly Road remains characterised by traditional brick and render tones and hues and the introduction of large areas of contemporary grey cladding would not necessarily be visually appropriate. However the agent has confirmed the applicant wishes to use a natural timber product and not a dark composite material, although the precise details have not yet been chosen. Replacement windows are likely to be dark aluminium as a contrast to the softer natural hues of the facades. Overall the palette mix of natural timber and render with limited dark window frames is considered an appropriate external appearance in this relatively traditional road that lies beyond the Conservation Area restrictions.

7.5 Overall the proposed development and materials are considered a visual improvement to result in a more visually cohesive development appropriate to the character of the area, 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 The changes to side car port would have minimal effect on the neighbour to the north and the addition of the false hipped roof and oak framed porch would also have minimal impact on the neighbour to the south.

7.7 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 street scene and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00294

(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:

Design and Access Statement by hd architects dated March 2021
Location and Block Plan/Existing Plans Drawing Number 20007-01
Proposed Plans and Elevations Drawing Number 20007-02
Existing and Proposed Street Elevations Drawing Number 20007-03

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall include a natural timber coloured cladding only (and not any dark composite cladding), as indicated on the submitted forms and hereby approved plans, or 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.