
Site Address: 2 Clovelly Road, Emsworth, PO10 7HL
Proposal: Installation of 2 No dormers on front elevation. Extension of rear dormer. Changes to door and window openings.
Application No: APP/20/01137 Expiry Date: 22/01/2021
Applicant: Mr M Dorsett
Agent: Case Officer: Selina Donophy
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached, chalet bungalow located on the west side of Clovelly Road, Emsworth. This dwellinghouse has a barn hip roof with windows in the roof to the front and rear and bay windows to the principle elevation at ground floor level. This property forms a fairly open boundary with the highway, with the curtilage of the site consisting a low brick wall. There is a detached garage to the side with a hardstanding providing parking space for 1 vehicle.

This area is predominantly residential, consisting of a variety of building styles of mostly detached properties.

2 Planning History

None relevant

3 Proposal

Installation of 2 No dormers on front elevation. Extension of rear dormer. Changes to door and window openings.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No comment

Councillor Lulu Bowerman
No comment

Councillor R Kennett
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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 This proposal comprises a porch to the front elevation, constructed on posts with a pitched roof. It also comprises alterations to the roof including two pitched roof dormers to the front roof slope and the enlargement of the existing rear dormer window. B-folding doors are also proposed to the rear elevation at ground floor level. The front dormers would have a height of approximately 1.9 metres, they would have a width of 1.9 metres and a depth of approximately 2.2 metres. The rear dormer would have a depth of approximately 1.2 metres, a height of 1.3 metres and a width of approximately 3 metres. Alterations to the roof would allow for more space to the existing first floor bedrooms and the provision of an ensuite at first floor level, served by the rear dormer window. The dormers as proposed are judged to be in keeping with the Havant Borough Design SPD - they appear subservient additions within the roof slope and are well sited in the roof, located either side of the existing first floor window on the principle elevation. The rear dormer window would not be highly visible from the public realm and is also judged to be acceptable in design terms.
- 7.4 Materials proposed include timber effect cladding in colour light grey as specified on the supporting documents. As the dormers are relatively modest in size, the cladding is not deemed to be highly prominent on the roof slope and the colour is generally in keeping with the render to the elevations as well as other examples of cladding in the surrounding area. The porch proposed to the front elevation is not considered a harmful addition to the property. The proposal is also judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) in both design and use of materials.
- 7.5 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

- 7.6 The proposed rear dormer window is not judged to infringe upon the privacy of no 32 Havant Road to the north or no 4 to the south, neither would it cause harmful overlooking to no 34 to the rear, as there is already a dormer window located to the rear of this property and therefore this would not result in any sufficient additional overlooking. The front dormers are also judged to be acceptable in terms of impact on neighbour amenity.
- 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 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/20/01137 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:

Materials confirmation email received on the 6.1.2020
Block plan received on the 08.12.2020
Existing and proposed plans and elevations received on the 08.12.2020
Location plan received on the 08.12.2020

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be 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.