

Recommendation: **GRANT PERMISSION**

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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
- (iv) Parking
- (v) CIL

(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 first floor side extension above the existing attached, single storey garage to the south of the property as well as the addition of two juliet balconies at first floor level to the rear elevation, one serving the proposed extension and one to replace the existing first floor window located on the rear gable end. The existing garage is located very close alongside the side boundary shared with no 22 and therefore the first floor extension would also bring the building line alongside this boundary at first floor level. It would follow the same width as the garage and would continue the ridge line of the existing roof, forming a barn hip end, symmetrical in appearance to the northern barn hip roof slope. The depth would also follow that of the garage and the roof slope to the rear would form a pitched roof with a ridge height of approximately 6.7 metres. Materials proposed include brickwork to match existing as well as roof tiles, also to match existing. The proposal also includes a dormer to the front elevation of the extension and a juliet balcony to the rear. This space would create two additional bedrooms at first floor level. A juliet balcony is also proposed to the existing rear gable end serving the existing rear bedroom.
- 7.4 The general character of Clovelly Road comprises detached properties with front driveways. The proposed extension would bring the building line of the host property closer to no 22, however there would still be a gap retained above the garage at no 22 with this space retained, this is not considered to result in a harmful terracing effect. The extension would have a barn hip roof, following the existing roof slope design, allowing a subservient appearance, enhanced by the matching brickwork as proposed. The final aesthetic will be of a design similar to that at no 19 Clovelly Road, which is sited on the opposite side of the road, which was approved in 2017 under application reference APP/17/00107. There is an existing dormer to the front roof slope of the same design as that proposed and this is judged to be modest in scale, set back into the roof slope. The juliet balconies would be sited to the rear and would not be readily visible from the public realm, they are not judged to be harmful in appearance. 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 To the north of the application site is no 18 Clovelly Road. A juliet balcony would be located on the rear elevation wall close towards the northern boundary. There is approximately 4 metres separation distance between the properties and no 20 is set slightly forward of rear elevation of no 18. The juliet balcony would have views down the rear garden of the application site rather than back towards the private amenity space at no 18 and is not judged to cause any significant additional overlooking towards no 18.

- 7.7 To the south of the application site is no 22 Clovelly Road. This has a garage at single storey level which adjoining that at no 20 and a side dormer window on the northern elevation facing back towards the extension site which has two sets of windows. There would be approximately 3.5 metres between the windows and side wall of the first floor extension. It has been confirmed by the applicant that these dormer windows serve a bathroom and toilet and are obscure glazed. As these windows do not serve a primary habitable room and are obscured, it is judged that , on balance the impact on light (although as this faces north this impact is reduced) and outlook due to the building mass brought closer by approximately 4 metres , is acceptable in this instance. The juliet balcony to the rear would have views directly down the rear garden of no 20 and are not deemed to have a harmful overlooking impact upon no 22.
- 7.8 To the rear of the site are nos 9-11 Kings Road - the proposed juliet balconies are not judged to cause any increased harmful overlooking towards these properties.
- 7.9 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.

(iv) Parking

- 7.10 There is judged to be enough existing parking allocation on the site to accomodate for the additional bedrooms proposed.

(v) CIL

- 7.11 This proposal would not result in over 100 m2 of floorspace and therefore is not CIL liable.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00951 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:

Block plan received on the 22.10.2020
Location plan received on the 22.10.2020
10131-10A Existing and proposed plans
Materials confirmation email received on the 16.12.2020

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.