
Site Address:	27A Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Proposed loft conversion with new front dormer.		
Application No:	APP/20/00338	Expiry Date:	25/06/2020
Applicant:	Mr and Mrs J Cowling		
Agent:	Mr Barlow	Case Officer:	Joseph Toole
	The Steven Barlow Partnership		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

27A Clovelly Road, Emsworth, is located on the east side of Clovelly Road. The application site is a detached bungalow comprising brown brick and brown roof tiles. Vehicular access is from Clovelly Road with parking to the front.

The property is within a residential area with a mix of one and two storey properties which differ in size, style, massing and design.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

03/68465/000 - Construction of new conservatory to south (side) elevation.,
PERM,29/07/2003
03/68465/001 - Application to crown thin by 20% and reduce western sector to give
2m clearance from the street light a Norway maple (T1) subject to TPO 1175.,
PERM,15/08/2003
APP/17/00321 - Crown reduce 1No. Maple by 2m overall, subject to TPO 1175.,
PERM,21/04/2017

3 Proposal

Proposed loft conversion with new front dormer.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Arboriculturalist, Havant Borough Council

I have no objection to the proposal however a Tree Protection Plan will need to be submitted and approved prior to commencement.

Officer Comment

The applicant's agent supplied a Tree Protection Plan.

Response 2 - Arboriculturalist

I accept the plan submitted and have no objection to the proposal.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
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Design - Would result in overdevelopment of the site Neighbour Amenity - Loss of privacy due to overlooking	Please see section 7. Please see section 7.
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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) Trees

(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 development would involve a loft conversion with a front dormer. It would provide space for 2 bedrooms, a study room and a bathroom. The proposed front dormer would serve bedroom 4. It would have a height of approximately 1.6 metres, a depth of approximately 1 metre and a width of approximately 3 metres.

7.4 The proposed development would have GRP on the dormer with a flat roof. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed front dormer would be set back off the eaves and be below the existing ridge to appear subservient to the existing roof space. This would not appear as overdevelopment on the property. Furthermore, properties within the street scene such No. 28a Clovelly Road (directly opposite) have front dormers therefore it is considered to be inkeeping with the character of the area.

7.6 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

7.7 To the front of the property the proposed dormer would have 3 windows and there would be a velux window on the roof. This would not overlook any immediate private amenity facing the public highways and front gardens of the surrounding properties.

- 7.8 To the north (side) of the property there would be one velux window which would be above the cil height of 1.7 metres therefore it would not allow for views into the private amenity space of No. 25 Clovelly Road.
- 7.9 To the south (side) of the property there would be 4 velux windows which would be above the cil height of 1.7 metres therefore would not allow for views into the private amenity space of No. 27 Clovelly Road, No. 37 Warblington Road and No. 35 Warblington Road.
- 7.10 To the rear of the property there would be 3 velux windows all above a cil height of 1.7 metres from floor level. It is noted that lowest velux window is over the ground hallway. Thus all the windows on this elevation would be nonlooking and thus considered not to overlook any private amenity space to the properties to the back.
- 7.11 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces. Therefore, it is in accordance to the Havant Borough Car Parking SPD and is therefore deemed acceptable.

(v) Trees

- 7.13 The council Arboriculturalist was consulted on the application and raised no objection to the supplied Tree Protection Plan. A condition regarding the protected fencing was been recommended.

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/20/00338

- 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:

Location and Block Plan - 0647-01 001
Proposed Ground Floor Plan - 0647-01 004
Proposed First Floor Plan and Roof Plan - 0647-01 005
Proposed Elevations - 0647-01 007
Proposed Sections S-01 and S-02 - 0647-01 009
Tree Protection Statement
Tree Protection Plan - 0647-01.002-1.01

Reason: - To ensure provision of a satisfactory development.

- 3 No development including site clearance shall commence on the site until the TPO tree in the front garden shall have been protected by fencing approved in the Tree Protection Plan - 0647-01.002-1.01 Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.