
Site Address:	19 Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Two storey rear extension, first floor side extension over existing garage. Roof change to form a gable end at front elevation.		
Application No:	APP/17/00107	Expiry Date:	27/03/2017
Applicant:	Mr Smith		
Agent:	Mr Hussain	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Clovelly Road is an older 1930's style detached two storey dwelling with dark red bricks, some tile hanging at first floor beneath a plain tiled roof with half hipped ends, located on the east side of the road. The dwelling has an attached single storey side garage with sloping roof at its northern end, which extends to the rear. The dwellings in the vicinity are all set back from the highway by about 8-9m with off road parking and mature frontage screening. To the rear the dwelling has a two storey projection at its southern end with hipped roof. The site is relatively flat with a high evergreen hedge providing the boundary treatment to the north and 1.8m high fencing to the southern boundary.

To the south, No 21 is a two storey dwelling having a sloping roof with large dormer facing the application site. It also has a single storey rear extension. To the north, No 17, is a two storey dwelling that has a single storey garage/side addition which has a small room used as an office having its sole light via a window facing the application site. It also has a single storey rear extension. This site is slightly higher than the application site with a few steps up to a patio/sitting out area.

2 Planning History

None

3 Proposal

Two storey rear extension, first floor side extension over existing garage. Roof change to form a gable end at front elevation.

The proposal builds above the existing garage and creates a two storey rear gable at the northern end to reflect the existing two storey element at the other end; this would have two dormers in the linking roof. A single storey full width rear addition, would extend beyond the two storey element by a further 2.5m, with flat roof with parapet feature hiding lantern lights behind. The proposal also includes changing the front half hip to a full gable with feature window and changing the materials to boarding with render below.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

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: 2

Comment	Officer Comment
Object to the nature of the finish to the proposed alterations and the changes to the front gable elevation. All properties in Clovelly road are of a brick, painted brick, tile hung or a combination of these. The painted wood finish would be like no others in the road or surrounding areas, and if maintenance is not kept up on the painted wood, will look unsightly very quickly particularly for no 21, 18 and 20. New front gable end on the west elevation with the inclusion of a new double height triple width window, changing from a barn end will create an imposing view into our master bedroom. This is particularly significant	change in materials - see considerations below privacy issue - this is across frontages with separation of over 27m - see

given this window aligns directly at the closest point of our properties, with a view into our master bedroom, due to them being on a bend in the road, hence we strongly object to the increase in window size on the second floor of the western elevation. We have no comments regarding the proposed rear extensions.	considerations below
Overall we have no objection to the rear kitchen extension providing the flat roof is not later turned into a balcony from the 1st floor bedrooms, as this would create a privacy issue to our garden. Our main concern is the size of the roof on the double height extension on the north elevation. This is going to come very close to our boundary and will be visible from our patio creating a hemmed in, overbearing outlook. The whole side of our house will be overshadowed by the double height extension. A half hip is currently on the plans but could this be a full hip which would create a sense of space between the two houses and will block less light down the side of our house which includes the office as this is where our afternoon sun comes from. We realise weatherboarding is a personal choice however we do not think it is in keeping with Clovelly Road nor on a 1930's house.	Can condition not to be used as balcony see considerations below

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 proposal would alter the visual appearance of the dwelling in street scene terms, particularly with the change of materials and use of pale render and timber weatherboarding. However the site is not within a Conservation Area and whilst in the immediate vicinity materials are generally muted and traditional, nevertheless painted render is used at first floor level on adjacent properties. The proposed materials would still be relatively muted and natural and not considered to be harmful to the character of the wider area.
- 7.4 The design does build up above the existing single storey garage and hence development extends at two storey level across a larger portion of the site. However half hips have been maintained to retain a sense of space and together with the tapered space to the side boundary of between 2m and 1m, then overall the proposal is considered not to cause a terracing effect detrimental to the spacious setting of the street scene. Consequently the appearance of the proposal is deemed appropriate in context to the main building and street scene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.5 The neighbour to the south will be largely unaffected by the proposal as at this end there is no change to the two storey element and the proposed 2.5m single storey addition will approximately align with a similar depth projection at No 21. The hip to gable additional roof bulk at the front is sufficiently separated to have minimal impact.
- 7.6 With respect to the impact on No 17 to the north, the additional bulk and mass through building up above the garage will result in a more dominant building bulk facing No 17 with an additional 1.7m deep two storey element. Being due south of the neighbours, this will create more overshadowing and light to the small office room will be reduced. However, the extent of this harm is considered marginal - the room that will lose light is small and not a main habitable room. Due to the separation from boundaries the two storey element does not breach the 45 degree code to the nearest first floor rear bedroom window. The boundary treatment here is a high evergreen hedge so the single storey addition will barely be visible above the hedge, and the amended plans have slightly reduced this parapet height to ensure minimal impact. The flat roof element could have potential to be used as a balcony and this would be detrimental to the amenity of the neighbours, so can be conditioned.
- 7.7 Whilst from the rear garden of No 17 there is no doubt that the extension will be visible, the roof has been hipped back to maximise skyline. The occupiers are particularly concerned because there is an un-implemented permission for a two storey extension to No 15 which they feel will result in their outlook being hemmed in from both sides. Whilst their outlook will be altered it is however considered that the actual harm will be limited and not refusable.
- 7.8 An objection has also been received from a neighbour opposite concerning the proposed feature window in the front elevation and potential overlooking. However this would be across the road which is a public area, with a separation of at least 27m. The actual loss of private residential amenity would therefore be very limited.
- 7.9 Consequently, it is considered that the proposal is unlikely to be significantly 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).

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00107

(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 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.
- 3 The hereby approved single storey flat roof shall not be used as a siting out balcony area at any time.
Reason: To protect neighbouring residents from overlooking and loss of privacy, in the interests of their residential amenity, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plan and Elevations Drawing Number 16154_01 Revision A

Reason: - To ensure provision of a satisfactory development.