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|------------------|------------------------------------------------------|---------------|---------------|
| Site Address:    | 21 Clovelly Road, Emsworth, PO10 7HL                 |               |               |
| Proposal:        | First floor rear extension and revised fenestration. |               |               |
| Application No:  | APP/17/00032                                         | Expiry Date:  | 03/03/2017    |
| Applicant:       | Mr & Mrs Whittle                                     |               |               |
| Agent:           | Farrer                                               | Case Officer: | Emma Chisnall |
|                  | MF Designs Ltd                                       |               |               |
| Ward:            | Emsworth                                             |               |               |
| Site Visit Date: |                                                      |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 21 Clovelly Road is a large detached two storey dwelling which is constructed of a mixture of materials including brown brick, white render and quoining detail for the walls with concrete tiles for the roof. The dwellinghouse has a varied design of roof slopes partly due to the dormer along the north elevation and the single storey extension to the rear.
- 1.2 The dwellinghouse is situated in a generously sized plot with a substantial garden to the rear which is used as lawn and is surrounded by a mixed curtilage boundary of hedging and timber fencing at varying heights of approximately 1.5m-2.5m along the northern boundary and approximately 3m-5m along the south.
- 1.3 The amenity space to the front of No 21 is large in size and fully hard-surfaced in order to accommodate multiple cars in addition to the garage onsite.

## **2 Planning History**

None

## **3 Proposal**

First floor rear extension and revised fenestration.

## **4 Policy Considerations**

National Planning Policy Framework 2012

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## 5 **Statutory and Non Statutory Consultations**

None

## 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Comment                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Concern raised by 23 Clovelly Road regarding:<br>Privacy and that the three new windows proposed will directly look onto the facilities of No 23 due to the close proximity of the works both inside and outside of the home. We would like no windows to be installed along the south elevation however if permitted we request that any new windows be no bigger than shown on the submitted plans, obscure glazed and non-opening in order to protect privacy levels. We would appeal against any opening windows that would not protect our privacy.<br><br>Deep excavation close to the boundary of No 23 due to the history of achieving adequate foundations for the recent single storey extension. We would need to be satisfied that the proposed first floor extension could be achieved and any additional foundations installed without damage to our property and services. | These comments will be addressed in Section 7 of the report under 'Planning Considerations'.<br><br>In regards to the excavation of the site this would not be considered a planning consideration and could not be commented on within this report. This would be something to discuss as a civil matter between neighbours prior to any development commencing. The proposal would also be subject to building regulations in relation to the development. |

## 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

- (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 works proposed to No 21 are in position to the rear of the dwellinghouse and shall therefore be hidden from the public realm and shall not be viewable from the streetscene. It is noted that Clovelly Road does not contain a uniform pattern of housing and that therefore the works should not detract from the character from the area, look out of place nor disrupt the pattern of development along the road.
- 7.4 Although the works are at two storey height it is considered that the design chosen has reduced the mass of bulk of the development by keeping the works in line with the existing elevations, setting the height of the development down from the existing ridge and incorporating a cat slide roof to the northern elevation. These measures are considered to succeed in reducing the scale of the works significantly enough for the impact caused to be considered limited and acceptable.
- 7.5 Materials are proposed for the works that are matching to that of the existing building which should ensure the development is in keeping with No 21 and as such, should not look out of place.
- 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). 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 No 21 Clovelly Road is positioned within a generous plot which is considered to comfortably accommodate the proposed works whilst leaving a sufficient amount of amenity space available to the residents of the dwellinghouse.
- 7.8 Concern has been raised by the occupants of the neighbouring dwelling to the south No.23 that the proposed windows along the southern elevation of No 21 will cause over-looking and a loss of privacy. Following these comments being made a site visit was performed to No 23 Clovelly Road in order to assess the potential harm caused to the dwellinghouse as a result of the development. It is noted that the two windows proposed at first floor level at No 21 shall serve a bathroom and dressing room and as such are not considered to be a main habitable rooms within the dwellinghouse, however at first floor level these two windows do pose a potential threat to amenity levels between neighbours and as such plans have been amended such that the two windows at first floor level are to be fitted with obscure glazing and fixed shut up to 1.7m above finished floor level. Although both windows do propose an opening this is 1.7m high from the proposed finished floor level and as such they would protect amenity levels, prevent over-looking and maintain privacy levels. This will be conditioned to be carried out with the decision prior to occupation of the extension at first floor level and to be retained as such thereafter in order to address and reduce the impact caused.
- 7.9 Concern has been raised regarding the proposed ground floor window along the southern elevation at No 21 which would be clear glazed and positioned close to the existing window, of the same size and will serve the same dining room area. It is noted that the ground floor windows along the northern side elevation of No 23 are currently obscure glazed and as a result offer some level of protection of amenity levels between residents. The proposed window at No 21 is considered to be moderate in size and is proposed to be fixed shut. There is a fence line present between the dwellings which should reduce this impact further to a limited and acceptable level. It is noted, finally,

that windows installed at ground floor level on side elevations can be installed without the requirement of having formal planning permission by the Local Planning Authority as they would represent 'Permitted Development' under the General Permitted Development Order. It is not considered that the provision of this window would warrant a refusal of planning permission.

- 7.10 Privacy levels are considered to be maintained between No 21 and the dwellinghouse to the north No 19 as the two additions to the north elevation include a rooflight within the roofslope of the proposed works which due to its position and angle on the roof should not permit a view outside and a suntube which should also restrict a view, protecting amenity levels and preventing over-looking. Although it is acknowledged the development is large in size and is to the south of No 19 it is felt that a design has been chosen which reduces any significant impacts being caused to the residential amenity levels of No 19 Clovelly Road. The design includes having a cat slide roof angled away from No 19 with the works being in a lower position to the existing ridge height. It is also noted that both dwellings are set off the shared boundary and that the first floor window at No 19 is positioned away from the elevation facing No 21 as is the window on ground floor level. Given the design of the extension the development proposed to No 21 should not create significant shadowing, shading nor loss of light to No 19 Clovelly Road. No objections have been received from the neighbouring dwelling in regards to the proposed development at No 21 and as such the development can be considered acceptable.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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).

(iv) Parking

- 7.12 As the development does not result in the number of bedrooms being increased there is no need for the application site to provide additional parking onsite.

## **8 Conclusion**

- 8.1 Although it is noted that the extension proposed to No 21 is large in size it is felt that due to the design of the works and the position of them on No 21 that the character of the area and neighbouring amenity levels should be sufficiently protected and maintained. Therefore the proposal is considered to have a limited and acceptable impact and is considered to be appropriate and can be recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00032 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 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevation facing south shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with an opening no less than 1.7m above the finished floor level and retained as such thereafter.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and 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 Elevations Plan: Revised Drawing No P\_02B received via email 28.02.17

Location and Block Plan: Drawing No P\_03

Proposed Ground and First Floor Plan: Drawing No P\_01

**Reason:** - To ensure provision of a satisfactory development.