
Site Address:	28 Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Demolition of garage and replacement with new garage.		
Application No:	APP/21/00560	Expiry Date:	29/07/2021
Applicant:	Mr & Mrs Giles		
Agent:	Mr M Farrer	Case Officer:	Tina Pickup
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached chalet style dwelling of painted brick beneath a plain tiled roof, located on the north-western corner of Clovelly Road and Warblington Road. The dwelling fronts Clovelly Road and features brick quoining, half hips and exposed rafters and has been extended under APP/17/00325 with a rear single storey extension with zinc roof with standing seams. There is currently a detached, small double, flat roofed garage with off road parking in front sited at the northern end of the site off Clovelly Road. The boundary to Clovelly Road currently comprises a brick wall and pillars with infill close boarding panels to a height of 2m, set back behind a shrub border. The northern boundary with number 28a comprises close boarded fencing.

Number 28a Clovelly Road lies directly to the north and this is a chalet style bungalow with its gable end with barn hip, sited close to the shared boundary. This has no openings at first floor level.

2 Planning History

APP/16/01316 - Single storey side extension, rear dormer extension, revised fenestration, revised driveway access and southern boundary treatment, PERM,09/02/2017

APP/17/00325 - Single storey side extension, rear dormer extension, revised fenestration, revised driveway access and southern boundary treatment. (Revised Application)., PERM,10/05/2017

3 Proposal

Demolition of garage and replacement with new garage.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

- E22 (Amenity and pollution)
E1* (High quality design)
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

- ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Where surface water is being considered for discharge to our network, we require the hierarchy of Part 3 of Building Regs to be followed ie reuse, infiltration, watercourse, storm water, combined sewer.

Should any sewer be found during construction then an investigation to ascertain ownership will be required.

Officer Note - surface water disposal will be covered by Building Regs

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: 0

Comment	Officer Comment
None 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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

- 7.3 The proposed replacement garage would be slightly larger than the existing garage and measure 7.1m wide x 6.55m deep with pitched roof having a height to eaves of 2.1m and to ridge of 4.9m. It is proposed to re-use the existing garage door. The southern roof slope facing the main dwelling would incorporate photovoltaics integrated into the roof, i.e. they would be set flush rather than protrude. This has largely dictated the roof pitch and size to accommodate the photovoltaics. The northern roof slope includes two roof lights and the separation to the northern boundary would be reduced to 500mm. The plans also show a revision to the boundary wall by widening the entrance by 800mm with associated extension to the dropped kerb. The widening of the access drive and the photovoltaics do not in themselves require planning permission.
- 7.4 This is essentially a replacement garage which has a slightly larger footprint and now includes a pitched roof. The height would be higher than the ridge of the recently constructed rear extension but with the garden separation, the relationship between structures within the site would not be visually inappropriate. The materials would match the main house with plain tiles and the exposed rafters under the eaves have been replicated. There would therefore be visual linkage and cohesion of design across the site, despite the intervening modern rear extension.
- 7.5 In street scene terms the garage would be sited over 5m back from the highway and adjacent the gable end of 28a. It would not be visually over dominant in street scene terms.
- 7.6 Overall the design would not be visually prominent in street scene terms and 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) Impact upon residential amenity

- 7.7 The proposed garage would be sited slightly closer to and forward of the front elevation of number 28a. The increased mass and bulk would have a marginal impact on outlook from the closest front window, but would meet the 45 degree code due to separation distances. The proposed roof lights would serve a storage area only and look out onto a blank gable, so in the circumstances would have minimal impact. To protect neighbouring amenity it is suggested that the garage be conditioned to parking and storage uses only, with no conversion to habitable accommodation without consent.
- 7.8 Overall 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.9 The proposal involves increasing the size of the garage which would now comply with the internal size requirement set out in the adopted Parking SPD. Together with the 2 spaces on the drive in front of the garage, the site has adequate on site parking. The revised access arrangements do not require permission. There is no objection on highway safety or amenity grounds.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is considered visually appropriate to the street scene, and with appropriate conditions is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00560 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:

Location and Block Plan Drawing Number P-02
Proposed Plans and Elevations Drawing Number P-01

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing dwelling 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.
- 4 The garage hereby permitted shall be retained and kept available for the parking of cars and domestic storage at all times, and shall not be converted to living accommodation.
Reason: To protect neighbouring amenity, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.