
Site Address:	9 Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Single-storey side and front extensions including car port, partial removal of annex/store and integration of former annexe into main house.		
Application No:	APP/14/00505	Expiry Date:	17/07/2014
Applicant:	Mr Burton	Team:	Team 2
Agent:	Mr Hinton	Case Officer:	Tina Pickup
	Corinthian Architectural Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the east side of Clovelly Road and currently comprises a detached two storey cream painted render dwelling. It is set back from the road by some 8m, approximately in line with other detached dwellings with frontage car parking provided by 2 vehicular entrances adjacent each side boundary. The property has an 'L' shaped footprint with a single storey side extension to the south which is set back 6m from the front facade. This side extension has a hipped pitched roof and was originally an annexe. On the north side is currently a car port with detached flat roofed store.

The site is level and has a high dense hedge forming the northern boundary with No 7. which has a flat roofed garage close to the common boundary with the two storey dwelling being set beyond the garage. To the south, the frontage boundary dividing No. 11 is a low brick wall and No 11 has a side elevation with just one small ground floor obscure glazed window, and a small front single storey lean-to element serving an integral garage. This side elevation is set close to the boundary and projects forward of the application sites single storey rear extension but not quite as far forward as the front facade of the main two storey house.

2 Planning History

None - GEN pd enquiry in 2013

3 Proposal

The proposal involves two elements:

1. A single storey side extension on the north elevation having a width of between 3.6m and 4.5m, and depth of 6.5m, set back aligned with the existing rear facade. A hipped roof is proposed having a flat roof element, eaves height of 2.4m with total height of 4m ; this roof extends forwards by a further 6.3m to create a car port. The northern elevation is set just 150mm from the boundary - the hipped roof includes 4 roof lights.
2. A single storey front extension to the existing side extension to the south. This projects forward by 5m, plus bay window and includes a new front door recessed back. The proposed roof is fully hipped with central atrium feature linked to the remainder of the house by a narrow flat roof. The eaves align with the existing at 2.4m

and the angle of the hip matches the rear roof behind having an apex of 4.6m which is lower than the single storey roof behind which is 5.3m.

The proposed alterations also involve the integration of the annexe back into the main house.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - not necessary - No TPO's and ornamental trees only in garden & these unaffected by proposal

Development Engineer - no adverse 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: concerned at scale & proportion of devt; footprint considerably enlarged; annexe added in 1990's and works in 2013 inc ss rear atrium & internal works increasing from 4 to 6 bedrooms presumably p.d.; proposed devt within 150mm of southern boundary & concerned at future maintenance issues; also higher aspect on this boundary causing loss of amenity; will result in 8 bedrooms and concerned over future use - disturbance from large family or business affecting amenity of whole road; were disturbed by building works during 2013 works so view further extensions with trepidation

Comment: Most of these issues are addressed below. The proposed extensions are for a single dwelling house and do not relate to any business from the site. Disturbance during construction works is temporary.

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) Design and appearance in street scene
- (iii) Impact on residential amenity
- (iv) Parking

(i) Principle of development

7.2 The application site lies within the urban area where the principle of development is acceptable in principle, subject to policy and detailed development control criteria.

(ii) Design and appearance in street scene

7.3 The proposals are single storey only. Whilst they do result in development across the full width of the plot, the use of hipped roofs and being single storey only, does retain the sense of space about the property at first floor level. The mass and bulk of the roof of the existing single storey side extension to the south already, visually, fills this gap between No. 9 and 11 and the proposed forward extension is lower and less bulky than existing. The extension on the north side is set back some 7.5m from the front facade, and the roof of the car port is set back 1.4m. From the street scene the design of this extension and open car port would appear as an appropriately modest and subservient extension.

(iii) Impact on residential amenity

7.4 The front extension would align with the front facade of No. 11's integral garage but would not encroach beyond it. The 'building line' is therefore respected and the proposed extension would not affect the outlook from No 11. Since No. 11 has no habitable windows in the side elevation then this forward extension would not impact on the amenity of the occupiers of No. 11 at all.

7.5 The proposed side extension to the north is set wholly within the application site but only 150mm from the boundary. This tight relationship to a side boundary is not uncommon and the future maintenance issues raised by the neighbour at No. 7 could be achieved through an over-hand method. The northern boundary includes a high hedge which totally screens the ground floor side elevation of the application site. Therefore the neighbour at No. 7 will only glimpse the roof of the extension and car port above the hedge. Whilst this is a long stretch of roof the separation distance to the house at No. 7 is sufficient for this not to have any overbearing effect. The windows at first floor level in the side elevation are existing so there will be no change in potential overlooking.

(iv) Parking

7.6 The proposal includes provision for 4 on-site parking spaces, 2 with each drive adjacent the boundaries. The plans show the resultant dwelling to have 3 bedrooms downstairs so with first floor rooms aswell the property is likely to have over 6 bedrooms. The proposed parking is therefore considered appropriate for a dwelling of this size.

8 **Conclusion**

- 8.1 The proposed single storey extensions would not be detrimental to neighbouring residential amenity and are considered visually appropriate to the street scene. Therefore the proposal is considered to comply with policy CS16 and the Borough Design Guide SPD and is recommended for permission.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00505

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan
Proposed Scheme drawing No. 001

Reason: - To ensure provision of a satisfactory development.