
Site Address:	16 Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Demolition of existing garage and rear veranda. Construction of part two storey, part single storey side and rear extension, incorporating integral garage.		
Application No:	APP/14/00418	Expiry Date:	17/06/2014
Applicant:	Mr Wood	Team:	Team 2
Agent:	Mr Lancaster	Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the west side of Clovelly Road, which is characterised by substantial detached dwellings of various architectural style. The application site comprises a detached 'arts & crafts' style 1930's house with a 'curved' bay frontage and part cat-slide sloping roof. The property has cream painted render features at first floor level, with red brick quoins detail, some tile hanging in the first floor gable beneath a plain brown tile roof. The property is set back from the road by some 8 to 10m in an approximate line with others. A detached pitched roof garage sits to the rear of the house, close to the southern boundary with nos 18.

Nos 18 was probably originally a similar, 'handed' version of the application site, but has been extended and now has a two storey side extension such that a double pitched side gable extending the full depth of the property is within 0.5m of the side boundary with the application site, adjacent the drive of nos 16. To the rear the site has a Victorian style lean to glass verandah. The site is relatively level. The property to the north, number 14, has a large single storey rear extension with parapet flat roof with large central glass 'orangery' style section. This extension is close to the common boundary with the application site where there should be a dividing 1.8m high fence, but this has recently blown down and is missing. There are some high level windows in the side elevation facing the application site.

2 Planning History

01/66377/00 - Extensions inc demolition of garage; roof extension with dormer to rear; ss side & front extension - Refused Aug 2001 - design/flat roof element/overlooking/streetscene
01/66377/001 - Revised proposal similar to above Permitted May 2002
01/66377/02 - Revisions to /001 inc rear dormer - permitted Jan 2003
NB/ These extns have NOT been implemented

3 Proposal

Following pre-application advice, the proposal involves adding a side and rear extension after the demolition of the existing detached garage and rear verandah. The proposed side element is two stories but incorporates both a cat-slide with front dormer to match the other half of the original house, and a full hip. The side extension is recessed back from the front bay and aligns with the remaining front elevation, incorporating an integral garage, and has a width of 2.7m for the full depth of the original dwelling. This then links into, and steps out slightly, to a single storey rear

extension having a footprint slightly larger than the existing garage - 9.6m in length by 4m wide set 0.5m from the side boundary having a fully hipped roof with eaves height of 2.5m and ridge of 4m. Across the remainder of the rear elevation, to replace the existing verandah, is a flat roofed rear extension with parapet and large central roof light, having a depth of 4.3m.

4 Policy Considerations

National Policies

NPPF

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

Borough Design Guide SPD 2011
and Residential Parking and Cycle Provision SPD, 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water - A public foul & surface water sewer crosses site (runs along southern boundary) & building over not normally permitted - a formal application to Southern water will be required aswell as standard informative regarding connection
Development Engineer - no adverse comments

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: 0

Summary:

Comment:

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 & effect on street scene

- (iii) Impact on residential amenity
- (iii) Parking
- (iv) Presence of Sewer

(i) Principle of development

- 7.2 The site lies within the urban area where the principle of development is acceptable, subject to detailed development control considerations.

(ii) Design & effect on street scene

- 7.3 Clovelly Road is characterised by individual style properties with a spacious setting and varying roof scape. Following pre-application advice the two storey side element of the proposal has been designed to minimise bulk and mass in this area adjacent nos 18 to prevent any 'terracing' effect and maintain as much space about the property as possible. The use of the cat-slide repeats the style of the existing dwelling and is both visually appropriate to the host dwelling and helps to reduce the mass of roof slope. Furthermore, the full hip creates maximum space between the application site and nos 18. It is considered that the combined design features result in a sympathetic design that is visually acceptable to this spacious street scene.

(iii) Impact on residential amenity

- 7.4 The proposed design carefully omits any windows in either side elevations except a ground floor side door and one small window the utility. There is therefore no additional overlooking or loss of privacy to neighbours as a result of the proposal. The proposed single storey rear extension that effectively replaces the existing garage, sits in approximately the same place but is longer and projects into the garden by a further 1.5m close to the boundary with nos 18. However the ridge height of the existing garage is 4.5m and the proposed extension has been lowered to 4m. The orientation is such that this extension is north of nos 18 and hence should not result in any overshadowing. In terms of outlook, the use of a hipped roof reduces impact from the neighbouring garden, and as a longer but lower structure than already there, overall the additional impact is considered to be minimal.

- 7.5 With respect to the proposed rear flat roofed garden room, with its parapet walls, this would have a total height of 3.3m and project out 4.3m. This would have no effect on the neighbours to the north, nos 14, who have a similar depth and designed rear projection - there would be no loss of amenity between these two properties as a result of the proposed rear extension.

- 7.6 Although not currently proposed, the flat roof of the rear garden room could potentially be used as a balcony/sitting out area in the future. This would cause direct overlooking into adjacent gardens to the detriment of neighbouring amenity and therefore it is recommended to add a condition preventing its use as a balcony in the future.

(iii) Parking

- 7.7 As a 5 bedroom house then 3 on site parking spaces would be required. The proposed integral garage does not meet the internal size standards of 3m x 6m set out in the Residential Parking and Cycle Provision SPD, 2010, and hence cannot count as

a formal parking space, but does provide adequate cycle storage facilities. The 3 on site car parking spaces therefore need to be provided within the front curtilage - there is ample space to accommodate these.

(iv) Presence of Sewer

7.8 The plan supplied by Southern Water indicates that a main sewer runs along the southern boundary of the site, within 1m of the proposed side and rear extension. This may cause difficulties to the applicant in implementing the proposed extensions - I am advised that special foundations may be necessary and the applicant needs to make a separate formal application to resolve this with Southern Water direct. The presence of the sewer does not though prevent the issue of a planning permission where the proposal is acceptable in all other respects.

8 Conclusion

- 8.1 The proposed extensions have adhered to pre-application advice and are well designed to be both visually appropriate to the character of the original dwelling and street scene, and would not cause any adverse effect to neighbouring amenity. Therefore it is recommended to grant permission with appropriate informative's about the presence of the sewer.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00418

(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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south elevation of the hereby approved extensions without the prior written approval of the Local Planning Authority.
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 2012.

- 4 The flat roof above the rear garden room shall at no time be used as a siting out area or balcony without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Existing Plans Drawing Nos 14-028-01 Revision A
Proposed Plans Drawing Nos 14-028-02 Revision A

Reason: - To ensure provision of a satisfactory development.