
Site Address: 15 Clovelly Road, Emsworth, PO10 7HL
Proposal: Demolition of conservatory and garage, and addition of two storey rear and side extension.
Application No: APP/14/00285
Applicant: Mr Horrocks
Agent: Mr Caie
Ward: Emsworth

Expiry Date: 12/05/2014
Team: Team 2
Case Officer: Daphney Haywood

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and materials, on a reasonably sized plot located approximately midway along the east side of Clovelly Road. The site has established planting to the boundaries, and on site parking on the front drive. The area is predominantly characterised by low to medium density residential development.

2 Planning History

None

3 Proposal

The current application proposes the demolition of conservatory and garage, and addition of two storey rear and side extension. The plans have been amended with the previously proposed balcony omitted, and the 2 storey rear extension set in by 0.5m on the elevation adjacent No 17.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Wind ()

Turbine

Zone

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: 6

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- Loss of privacy from balcony
- extension comes forward of the rear building line and will be overbearing
- No precedence for 2 storey extensions, out of character with the area
- Loss of light to deck at No 13.
- proposed door in t side of the property should be solid to maintain privacy and boiler located to prevent condensation blowing towards No 13.
- 2 storey extension over bearing and intrusive creating a bleak outlook from No17's conservatory roof.
- Loss of light to bedroom window in the rear of No 17. The current layout incorporates a rear set back to prevent a negative impact. The extension should be reduced to single storey or decrease in depth.
- Proposed bath room window would result in loss of privacy with a view through the conservatory roof to the kitchen and living room to No 17. the window should be omitted or at the very least be obscure glazed and non opening.
- The plans are incorrect and do not show the extension to No17 and hence the measurements and 45 degree angles will be incorrect.
- due to lack of space between the properties concerned that the boundary fence will be damaged and our dogs could be put at risk, get out to the street.
- Concerned that heavy machinery and building works could damage the drains run between the 2 properties and foundations.
- Request that no heavy (noisy) works are carried out at weekends or outside normal working hours.

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 on application site and locality
- (iii) Impact on neighbouring amenities

- (i) Principle of development

It is considered that the provision of an extension to a dwelling of this scale and character, and in this location, would be appropriate in principle.

(ii) Impact on application site and locality

Only the side extension would be readily visible in the public domain and this has been stepped back, from the front elevation and would appear as a complementary addition to the existing dwelling. Sufficient external amenity space and parking for 3 cars is retained on the site. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality.

(iii) Impact on neighbouring amenities

The main impacts in respect to the plans as now proposed relates to Nos 13 and 17 Clovelly Road. No 13 is a two storey dwelling which lies to the north. The proposed 2 storey extension would be sited 3m from the side boundary with No 13 and a 45 degree angle from windows in the rear of No 13 would not be breached (there are no windows in the side of No 13). No 13 has requested that the ground floor door to the utility be solid - it is shown as half glazed. This door would look towards the deck area of No 13, but it would be at ground floor (ground levels of the 2 properties are not significantly different) and sited 3m from the side boundary and to condition it to be solid would be overly restrictive. In respect to the boiler outlet this would be a buildings regs matter.

In respect to the impact on No 17, the plans have been amended to delete the balcony, and set the rear extension 0.5m in, providing a break in the appearance of the side elevation and increasing the distance from the side boundary from 0.9m to 1.4m. The only fenestration in the side of No17 is the rear conservatory. The proposed rear extension will be fully visible from this conservatory but as now proposed, the impact is not considered to be overly dominant or detrimental. In respect to the impact on the bedroom window in the rear of No17, the plans have been amended and as now submitted the 45 degree angle from this window is not breached. The proposed bath room window is small and would be obscure glazed.

Regarding possible damage to No17, this would be a private matter between the relevant parties. An hours of working condition has been requested however, any nuisance from noisy construction works would fall under the Environmental Health legislation and it would not be appropriate to impose an hours of working condition on a domestic development of this scale.

8 Conclusion

The proposed two storey extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality. The amended plans are considered to reasonably safeguard the amenities of occupiers of neighbouring properties. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00285

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 at first floor level or above in the north or south elevations of the development hereby permitted, 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 proposed first floor bathroom window in the south side elevation of the building shall:-

(i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

and

ii) at all times: consist of a single casement window hinges on the left (when viewed internally) or consist of at least two lights divided horizontally with only the top light capable of being opened provided that the openable upper part of the window is at least 1.7m above internal floor level.

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.
- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site and location plan HORE/101

Existing plans HORE/102

Proposed plans and elevations HORE/103A

Reason: - To ensure provision of a satisfactory development.