

Planning Statement: 15 Clovelly Road, Emsworth.



context

15 Clovelly Road is a two storey detached property set to the east side of the road. The house is of brick construction with upvc windows set below a pitched plain tiled roof. The site is approximately 0.08 hectares with a 4m tall cupressus hedge to the boundary with no.17.

The property has a timber conservatory to the rear but has otherwise not been extended. The intention is to extend two storey to the rear and to the side.

Photo looking south east from Clovelly Road:



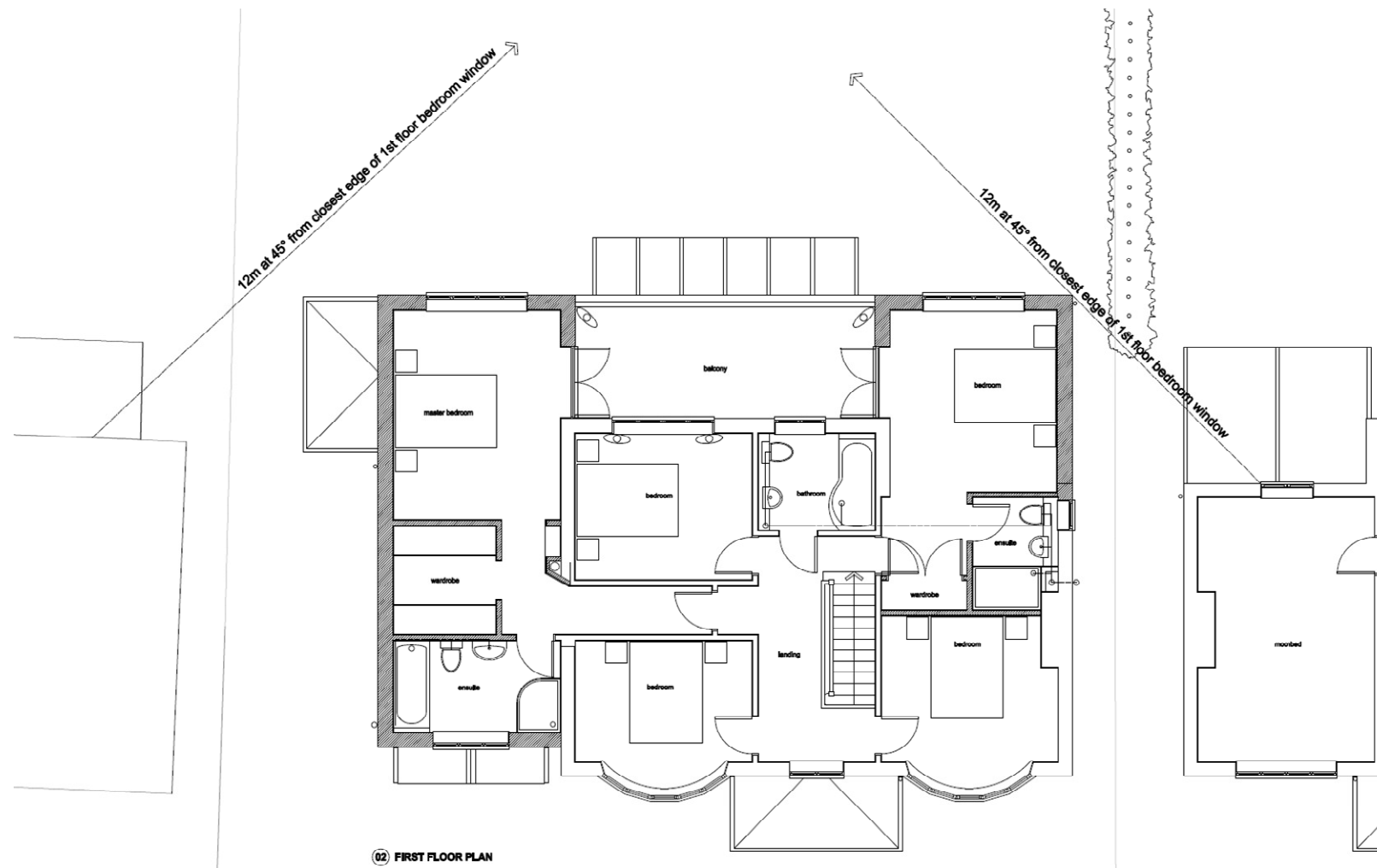
Photo looking west from the rear garden of no.15

layout

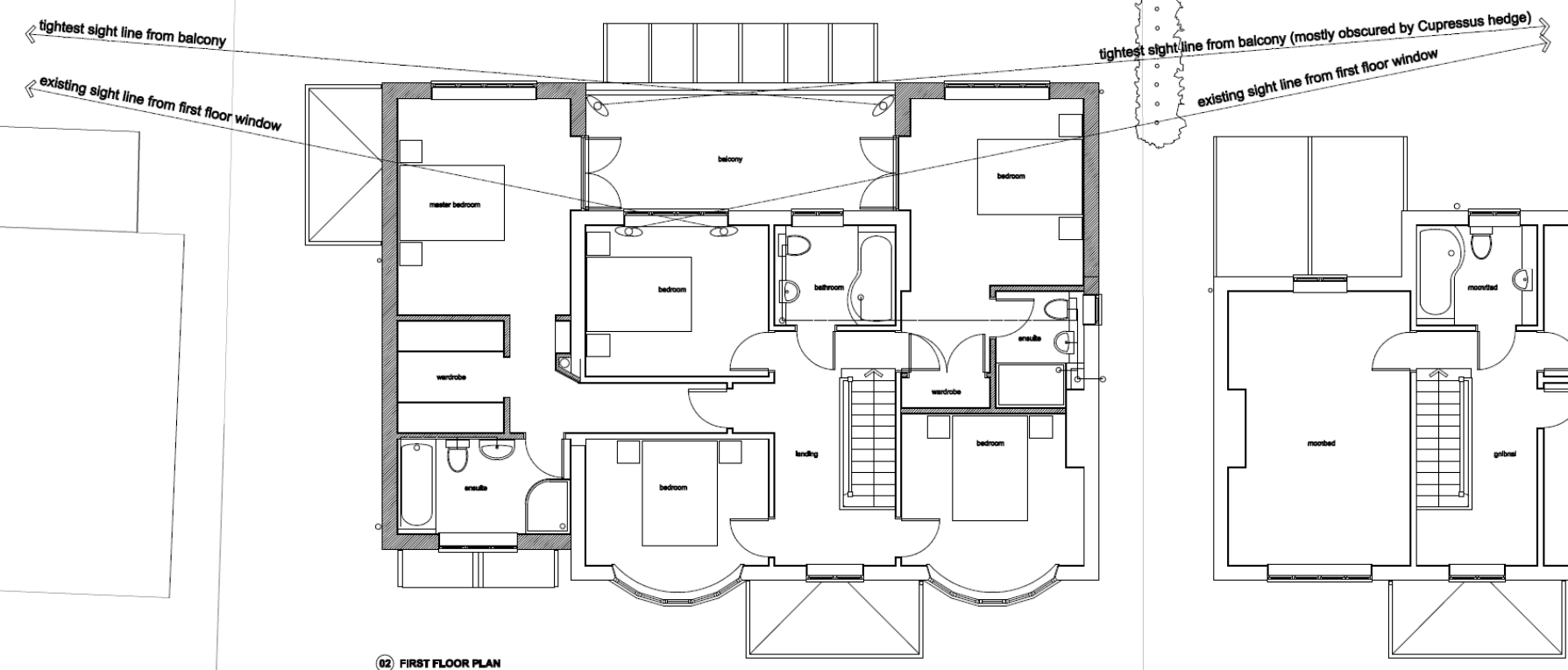
The extensions to the rear extend out from the back of the original property by 2.55m and are within the 45° sight lines of the two neighbouring properties.

The ground floor living area is extended out from the back wall, with a fully glazed bay extending beyond the two storey additions. The flat roof element will be used as a balcony, with the guard rail set back from the 'book end' gables. While overlooking is not currently an issue, it could be perceived that a balcony would create a problem but this will not be the case, as the diagram illustrates. The view from the proposed balcony is purposefully restricted by the projecting gables of the two storey extension and setting the guardrail back – in fact the sightlines from the balcony will be less intrusive than those form the existing first floor bedrooms to the rear.

In addition to this the 4m high hedge to the boundary with No.17 Clovelly Road acts as a very effective screen.



Proposed First floor plan indicating the 45° sight lines from the neighbouring first floor windows.



Proposed First floor plan indicating the sight lines from the existing windows and balcony