
Site Address:	20 Clovelly Road, Emsworth, PO10 7HL		
Proposal:	Two storey rear extension (including enlarged rear dormer).		
Application No:	APP/13/01185	Expiry Date:	03/02/2014
Applicant:	Mr Doe	Team:	Team 2
Agent:	Stephen Bromley Associates	Case Officer:	Richard Nash
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick, render and tile finish, on a reasonably sized plot located approximately midway along the west side of Clovelly Road. The site has established tall hedging to the rear boundaries, and a protected tree located within an adjoining property to the rear would not be affected by the current proposal. The area is predominantly characterised by low to medium density residential development.

2 Planning History

None

3 Proposal

The current application proposes the construction of a two storey extension to the rear of the dwelling, incorporating an extension to an existing dormer window.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:

None received (NB: The number of bedrooms at the property would not change as a result of the proposal).

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: None

7 Planning Considerations

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

The proposed development would not be visible from within the public domain. The ground floor element of the proposal would fundamentally comprise a re-arrangement of an existing kitchen and conservatory, with no increase in overall footprint. The first floor element would result in a change in shape and a relatively modest increase in volume. Overall, the proposals would appear as a complementary and subservient addition to the existing dwelling and would ensure that sufficient external amenity space 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

Due to their siting, scale and design, it is considered that the proposals are only likely to have a material impact on the amenities of the neighbouring property to the north (18 Clovelly Road). There would be an increase in roof bulk when viewed from this direction, but this would remain at the same distance from the boundary at eaves height - where the dwellings are sited approximately in line with one another - and would slope away at a shallower angle than is the existing case (45 degrees as opposed to 50 degrees). Although the roof height would be approximately 1 metre higher at the ridge, and would extend approximately 1.2 metre further west at that point, it is considered that the overall change in roof shape and bulk would not have a detrimental additional impact on the neighbouring property in terms of outlook, shadowing or over bearing effect. The proposal does not incorporate any first floor windows facing number 18, and future potential for overlooking could be controlled by way of a planning condition.

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, or on the amenities of occupiers of neighbouring properties. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01185, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Proposed Block Plan
10131-1 (Proposed Extension)

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 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 first floor of the north elevation 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.