

DELEGATED OFFICER REPORT

Site Address:	11 Hulbert Road, Waterlooville, PO7 7NX		
Proposal:	Single storey rear extension and raise existing garage roof.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00888	Expiry Date:	25/12/2024
Applicant:	Mr Hansler		
Agent:	Mr Davey	Case Officer:	Jennie Fox
	Principal Design Ltd Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 11 Hulbert Road, Waterlooville, PO7 7NX is a detached two storey property to the north side of Hulbert Road and finished in brick and hung tiles with white uPVC fenestration under a concrete tile roof. There is a single detached garage with a false pitched roof and driveway from Hulbert Road to the east boundary. The garage is finished in materials to match the host dwelling. The garden to the north and rear of the site is approximately 13m in width and the rear boundary is angled such that the garden increase in length from approximately 10m to 20m. The ground level slopes upwards towards the north-west corner of the site and the garden is well screened by 2m high close-boarded fencing on all sides.
- 1.2 The application site is situated within an area of Hulbert Road that only has properties to the north side and that are accessed via a small subsidiary of the main road. The properties are detached and vary widely in character and appearance, although the general layout of each site is similar to the application site with the garages to the east. The site is not within any designated areas.

2 Planning History

None.

3 Proposal

Single storey rear extension and raise existing garage roof.

The proposals were updated to clarify the height of the proposed terrace and that there would be no overhang of the proposed garage roof to the neighbour.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Peter Wade

No comments received.

Councillor Ryan Brent

No comments received.

Southern Gas Networks - stage 1

Letter and record plan of 14th November 2024

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer Comment: *If permission is granted the above information would be an informative on the decision notice.*

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: 5

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal comprises a rear extension to form open plan living accommodation, and a 0.6m height increase to the existing garage roof. The materials proposed are to match the host dwelling and are therefore considered to be acceptable.
- 7.4 The existing garage has a maximum height of approximately 2.55m. It is noted that, due to the sloping nature of the site, the floor of the garage is level with the driveway whilst the floor of the main house is some 0.75m higher. The addition to the roof would extend the line of the existing false pitch to a maximum height of approximately 3.15m and would be a similar height to the existing porch canopy of the host dwelling. The change in appearance from the street frontage would be minimal and is therefore considered to be acceptable.
- 7.5 The proposed rear extension would have a maximum height of approximately 3.8m and would be approximately 4m long and 8m wide. The extension would not be visible from the public realm. A rear terrace with steps down to the garden is proposed to facilitate access. The agent has confirmed that the height of the terrace would not exceed 0.3m and would therefore fall under Permitted Development.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the west is No.9 Hulbert Road, a two-storey dwelling that is set further back from Hulbert Road than the host dwelling and at a slightly higher ground level due to the sloping nature of the site. The rear wall of No.9 extends beyond the rear of the host dwelling by approximately 7m and the rear of the garage is also set 3m past the rear of the host dwelling. The proposed rear extension would therefore extend beyond the garage at No.9 by 1m. A separation distance of 1.2m would be maintained between the proposed extension and shared boundary and the properties are well screened from each other by a 2m high close-boarded fence. The proposed rear extension would accord with the guidance set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD and is therefore considered to result in limited and acceptable impact. The additions to the garage roof would not be visible from within No.9.
- 7.8 To the east is No.13 Hulbert Road. There is a small access path to the rear garden of No.13 between this property and the application site garage that is approximately 0.9m wide. No.13 has a secondary window overlooking the access path, part of which is opposite the existing garage. The room the window serves also has double French doors to the rear garden. The proposed addition to the garage roof would be pitched at both ends and thus the additional height would have relatively little impact on the outlook or amount of light to the secondary window and the impact is considered to be limited and acceptable. Following discussions with the agent, the drawings were revised to clarify that there would be no overhang of the new garage roof over the shared boundary. The proposed rear extension would be some 3.5m to the shared boundary with No.13 and would have a minimal impact on this property.

- 7.9 To the north are Nos. 5 and 7 Brookdale Close. Due to the distance of the proposals to the shared boundaries to these properties, the impact to them is deemed to be limited and acceptable.
- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.5 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00888 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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
BLOCK PLAN
EXISTING PLANS AND ELEVATIONS
PROPOSED REAR EXTENSION PLANS
PROPOSED REAR EXTENSION ELEVATIONS REV A

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.