
Site Address:	85 Hulbert Road, Havant, PO9 3TB		
Proposal:	Single storey front extension to garage with new front dormer above and open porch.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00883	Expiry Date:	01/12/2022
Applicant:	Mr Macgill		
Agent:	Mr Moyse	Case Officer:	Jenni Price
	Martin Moyse MRICS		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

APP/22/00883 – 85 Hulbert Road, Havant, PO9 3TB

1) Site Description

The application site is 85 Hulbert Road, Havant, PO9 3TB.

The locality is predominantly residential in nature and comprises properties of similar heights but with individual designs. The site, itself, is located on the south-western side of B2150 Hulbert Road. The site includes a 1950s, 2.5 storey, detached, 4-bedroom, dwellinghouse which is characterised by external cream render and a “catslide-style” front garage extension of more traditional brick and tile construction. The front curtilage of the site includes hardstanding (for the parking of 3no. vehicles), along with a non-adopted communal driveway off Hulbert Road which is shared with Nos 81 and 83 Hulbert Road. Finally, the front curtilage of the site is surrounded by mature trees, including an existing Oak tree which is protected under Tree Preservation Order (TPO) ref. 1275.

2) Planning History

08/73386/000 – PERMISSION in December 2008 for single and two storey rear extension.

09/73386/001 – REFUSAL in April 2010 for two storey rear extension and replacement roof.

APP/10/00765 – PERMISSION in March 2011 for two storey rear extension; new front dormer; replacement roof with 6no. rooflights.

3) Proposal

Single storey front extension to garage; new front dormer above; and open porch.

4) Policy Consideration

Havant Borough Local Plan (Core Strategy) 2011

CS16 – High Quality Design

CS17 – Concentration and Distribution of Development within the Urban Areas

CS19 – Effective Provision of Infrastructure

DM8 – Conservation, Protection and Enhancement of Existing Natural Features

DM10 – Pollution

DM13 – Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations Plan) 2014

AL1 – Presumption in Favour of Sustainable Development

AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

Emsworth Neighbourhood Plan 2019

Not applicable

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5) Statutory & Non-Statutory Consultees

Councillors

No comments received.

Arboriculture Officer

There is one statutorily protected tree onsite, which will require consideration. Some arboricultural information has been submitted, but it has not been prepared in accordance with BS5837:2012 and is not considered sufficient for the purpose of determining this application from an arboricultural perspective.

I raise an objection to the proposals due to insufficient arboricultural information being submitted with the application, and the potential impact of the development will have on the statutorily protected tree to the front of the property.

ADDITIONAL INFORMATION

On the 15/11 an email was sent to the Agent requesting an AIA and Method statement in accordance with BS5837:2012 for further consideration.

On the 18/11 an email was received from the agent with the following reply:

The information that I have submitted concerning the protected tree whilst not “**in accordance with BS5837:2012**” clearly demonstrates that the proposed extension will not have any detriment to the protected tree either during construction or afterwards. I do not consider that a further report will add anything meaningful to the planning application but will just cost my client time and money.

Portsmouth Water

Portsmouth Water has reviewed the application and associated documents for APP/22/00883 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the Applicant or Developer. To make an application, visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk/> and please read our New Connections Charging Arrangement documents which are available on our website via the following link: <https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

In situations where surface water is being considered for discharge to our network, we require the following hierarchy – reuse, infiltration, watercourse, storm sewer, combined sewer – to be followed which is reflected in Part H3 of Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further guidance, please contact Southern Water at; Address: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX; Tel: 0330 303 0119; Website: [southernwater.co.uk](https://www.southernwater.co.uk); Email: southernwaterplanning@southernwater.co.uk

6) Community Involvement

Comments	Officer comment
No comments received.	

7) Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Local Ecological Network (LEN)
- (v) Parking
- (vi) Source Protection Zone (SPZ)
- (vii) Utilities

(i) Principle of Development

- 7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria

(ii) Impact on the Character of the Area & Appropriateness of Design

- 7.3 The proposed development would comprise the following three (3) elements:
- A **single storey, hipped roof, front garage extension** with a depth, width, eaves height, and maximum height of approximately 2.00m, 3.20m, 2.60m, and 3.60m respectively;
 - A **replacement, flat roof, front dormer** on existing catslide with a depth, width, and height of approximately 1.5m, 1.7m, and 1.5m respectively; and
 - A **monopitch, open, porch** with a depth, width, eaves height and maximum height of approximately 1.60m, 3.10m, 2.60m, and 3.20m respectively.
- 7.4 The Havant Borough Design Guide SPD states that householder extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. The Design Guide SPD also explains that the alterations and extensions should look to the existing dwellinghouse as the main reference points for appearance, detailing, materials, and roof form. In this instance, the proposed development is considered to be subservient – and, therefore, not overbearing – to the main dwellinghouse. Indeed, although the front garage extension would protrude beyond the existing front elevation by approximately 2.0m, it is noted that; it would still be approximately 6.30m from the front boundary; and it would broadly align with the front elevations of Nos 89 and 89a Hulbert Road further to the north-west.
- 7.5 In terms of the replacement dormer and proposed porch, the former would not dominate the roof slope, whilst the latter would be open with the front door positioned broadly central as per the recommendations of the Design Guide SPD. Although the dormer would have a flat, rather than a pitched, roof; it would replace an existing flat roof dormer (albeit slightly larger), and so the proposed flat roof is not considered to be a justified reason for refusal in this instance. As for the roof angle and form of the proposed garage extension and open porch, the proposed pitches would be broadly in line with one another, albeit slightly shallower than the existing front catslide roof.
- 7.6 Moreover, the appearance, design, and mass of the proposed development considered to be appropriate within the context of the application site and its locality. Indeed, the existing garage and front dormer require refurbishment and so the proposed development would help improve the visual appearance of the main dwellinghouse from the streetscene. As such, the proposed development is not considered to be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD states that householder developments must not result in an adverse impact on the amenity of neighbouring properties. In this instance, it is not considered that the proposed development would lead to any overlooking and/or loss of privacy above existing levels. After all, the proposed front dormer would replace an existing front dormer, albeit slightly larger. As for the potential for overshadowing and/or loss of light, it is acknowledged that the proposed development would result in a degree of overshadowing to No.87 Hulbert Road to the north-west. Indeed, although No.87 does not have any doors or windows along its side elevation, it does have ground and first floor bay windows on its front elevation in proximity to the proposed development.
- 7.8 The Design Guide SPD explains that - to mitigate the extent / potential for overshadowing and/or loss of light – any proposed extension should not result in the centre of an existing door or window being within a combined plan and section **45-degree overshadowing zone** at the neighbouring property. In order to assess / determine the above, the SPD advises that:
- A 45-degree angle/line should be drawn from the top corner of the proposed extension toward the neighbour's doors/windows; and
 - A 45-degree angle/line should be drawn back from the end of the proposed extension towards the neighbour's doors/windows.
- 7.9 The SPD explains that if the centre of the main doors/windows at the neighbouring property lies on the extension of both 45-degree angles/lines (emphasis added), then the proposed extension is likely to cause a noticeable reduction in sky light received by the neighbouring property's doors/windows. In reviewing the proposed plans, the centre of No.87's bay windows would not lie on both of the 45-degree angles/lines. In addition, it is recognised that both properties; have a separation gap of approximately 2.60m; and are already overshadowed by the existing trees in their respective front curtilages.
- 7.10 Consequently, it is considered that the proposed development would not lead to an unacceptable impact on the amenity of neighbouring properties. In light of all the above, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(iv) Local Ecological Network (LEN)

- 7.11 The front curtilage of the property includes a number of mature trees, including an existing Oak tree which is the subject of Tree Preservation Order (TPO) ref. 1275. The HBC Arboriculture Officer has commented "There is one statutorily protected tree onsite, which will require consideration. Some arboricultural information has been submitted, but it has not been prepared in accordance with BS5837:2012 and is not considered sufficient for the purpose of determining this application from an arboricultural perspective. Recommendation: I raise an objection to the proposals due to insufficient arboricultural information being submitted with the application and the potential impact of the development will have on the statutorily protected tree to the front of the property".

Having considered the above comments of the Arboricultural Officer and the comments received from the Agent it is considered that to protect the existing tree marked T1 on the submitted plan and identified by this Council as Tree Preservation Order (TPO) ref. 1275 a condition will be placed on any grant planning permission.

(v) Parking

- 7.12 The Havant Borough Parking SPD, which supplements Policy DM13, explains that dwellinghouses with 4no. bedrooms or more should have at least 3no. vehicular parking spaces. As set out in the Parking SPD, a garage must measure 3m by 6m (internally) to constitute a vehicular parking space, and an outdoor vehicular parking space must measure 2.4m by 4.8m. The existing (and proposed) garage is not wide enough to constitute a vehicular parking space as per the standards. However, the existing front curtilage can still accommodate the parking of 3no. vehicles (2.4m by 4.8m each) even after the proposed development is constructed. In addition, the existing non-adopted, shared, driveway (Nos 81-85 Hulbert Road) provides sufficient turning space to ensure that vehicles can enter and leave the highway in a forward gear.

(vi) Source Protection Zone (SPZ)

- 7.13 The site is in Source Protection Zone (SPZ) 1c in the Portsmouth Water Catchment. Portsmouth Water has reviewed the application and has no concerns regarding potential impacts on groundwater quality. As such, it is considered that the proposed development would not impact the Source Protection Zone (SPZ).

(vii) Utilities

- 7.14 There is a Southern Water Foul Sewer Line running underneath Hulbert Road which is approximately 17m away from the proposed development. Despite the above, Southern Water has explained that it may be possible that a sewer (now deemed to be public) could be crossing the development area. As such, Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any work can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been included on the Decision Notice.

8) Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and an acceptable impact on the character of the area and neighbouring properties. As such, the proposal is considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9) Recommendation

That the Head of Planning be authorised to GRANT PERMISSION for application APP/22/00883 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:

Drg No: 1 – Existing Plans & Elevations
Drg No: 2 – Proposed Plans & Elevations
Tree Plan

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.

- 4 During the development hereby permitted no digging, storage or the placing of any structures, machinery, equipment, materials or spoil associated with the development shall take place:

(a) underneath the canopy of the protected tree marked T1 on submitted tree plan dated 06/10/22

(b) within the root protection areas as defined by BS5837:2012 and within 5 metres of it

Reason: To safeguard the health and well being of the tree(s), having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

- 5 In the event that a public sewer is found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.