
Site Address:	62B Hulbert Road, Havant, PO9 3TG		
Proposal:	Retrospective application for car port to front.		
Application No:	APP/21/00016	Expiry Date:	26/05/2021
Applicant:	Mr Hay		
Agent:		Case Officer:	Selina Donophy
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the east side of Hulbert Road, Havant. This property is constructed of brickwork and render, has a hipped roof and projects forward at ground floor level, with bay windows to the principal elevation. It is set back from the highway by approximately 18 metres, with a gravel driveway to the front with parking space for around 5 vehicles.

2 Planning History

APP/11/00915 - Construction of detached 5 bed house with associated parking, landscaping and bin and cycle stores., REF,23/06/2011
APP/11/01507 - Construction of detached 5 bed house with associated parking. (Revised application.) , WD,11/06/2012
APP/12/00312 - Construction of detached 1No. 4 bed house with associated parking and landscaping. (Revised application.), PERM,25/05/2012
APP/13/00887 - New access and changes to boundary treatments incorporating new 1.2m high wall with 1.4m high pillars and 1.2m high fence fronting Hulbert Road, (following Planning Permission APP/12/00312)., PERM,26/11/2013
APP/13/00992 - Variation of Condition 10 of Planning Permission APP/12/00312 relating to amendments to approved design of new dwelling regarding design of bays and addition of dormers., PERM,24/01/2014
APP/17/01258 - Prior notification for single storey development extending 4.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 3.5 metres. , GPDC,02/01/2018
APP/20/00555 - Proposed loft conversion and front porch., PERM,08/09/2020

3 Proposal

Retrospective application for car port to front.

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)
DM11 (Planning for More Sustainable Travel)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No comment

Councillor Kenneth Smith

No comment

Councillor Mark Inkster

No comment

Councillor Pamela Crellin - Barncroft

No comment

Councillor Yvonne Weeks - Barncroft

No comment

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I did have to laugh when your letter arrived re the planning application for	Comments have been noted, however are not relevant to this proposal . If there are

the house opposite us (62B), then I got angry, again! You sent us notification for a home we cannot see and have had no need to complain about, regarding their planning request. This will not affect us at all apart from yet more large lorries coming up and down the road, although being opposite could create a few problems exiting and entering our drive temporarily, when unloading building material. I became angry again when a close neighbour was allowed to change their home from a domestic dwelling (from which child minding used to be provided) to a full blown nursery, (without any notification to neighbours), with walls being taken down within the building, numbers of cars coming and going (making exiting and entering our drive very dangerous) parking very inconsiderate to neighbours. Hulbert Road is a busy road with idiots far exceeding 30mph and has a bend which adds to the difficulty leaving our drive safely without cars parked on side of the road or even on the grass blocking our view and churning up the grass. I have had two occasions when I have been verbally abused by people using the "nursery" when I have tried to walk on the footpath with my two dogs, which I was very upset about. Since the second incident I have asked staff not to park on my drive (as previously I had allowed parking) and not to use the drive for turning. I am very concerned about the children being put into and removed from their cars on the roadside, an accident waiting to happen maybe. I'm also sure our house values have dropped due to a "nursery" for now but who knows what if they move on. I am very sorry for venting to you but I feel very strongly about this	parking issues these can be directed towards the Traffic Team at East Hants.
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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) Access

(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 This proposal is retrospective as the proposed garage has already been constructed. The garage as proposed would have a pitched roof with dimensions of approximately 3 metres height, 6 metres width and 4.1 metres depth. The garage would have a timber frame, with timber posts on each corner and a tiled roof. There would be parking space within for 2 vehicles.
- 7.4 The streetscene along Hulbert Road mainly comprises properties set back from the road and garages are not a regular feature . The garage proposed is also sited fairly close to the front boundary , with a 1.5 metre set back as shown on the block plan. Despite the proximity to the road and lack of precedent set in the area, the majority of the garage is currently shielded from view by a boundary hedge located immediately adjacent to the garage. Whilst the garage would still be visible when viewed from the north west it would appear reasonable to state this would only be in eyeline when passing the site and therefore would not be a prominent or highly visible feature of the road . It is considered that the hedge is a positive feature of the road contributing to the green residential aesthetic , in addition it would act as screening for the garage and therefore it is proposed that a condition be applied in order to retain the front boundary hedge.
- 7.5 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

- 7.6 To the south east of the application site is no 62A. The proposed garage would be sited away from the front windows at no 62A. It is not deemed to be overbearing or result in any overshadowing of the neighbouring property.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Access

- 7.8 There are no changes to the access as part of this proposal . The property forms a partially open boundary to the road and the existing entrance would be used to access the garage and main property.No parking spaces would be lost on site.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00016

(A) subject to the following conditions

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

Car Port 1 uploaded on the 20.01.2021
Car Port 2 uploaded on the 20.01.2021
Car Port 3 uploaded on the 20.01.2021
Car Port 4 uploaded on the 20.01.2021
Elevations uploaded on the 01.04.2021
Block plan uploaded on the 01.04.2021
Location plan uploaded on the 01.04.2021

Reason: - To ensure provision of a satisfactory development.

- 2 The existing hedge along the south west (front) boundary of the site shall be retained and reinforced where necessary to a minimum height of 3 metres and to a standard consistent with good arboricultural practice. Any part of the hedge which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework