
Site Address:	8 Hulbert Road, Havant, PO9 3TE		
Proposal:	Detached garden room in rear garden.		
Application No:	APP/21/00090	Expiry Date:	29/04/2021
Applicant:	Mr D Maplesden		
Agent:		Case Officer:	Joseph Toole
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Hulbert Road, Havant, is located to the west side of Hulbert Road. The application site is a detached property comprising a brick plinth, cream render and concrete roof tiles. Vehicular access is from Hulbert Road with parking to the front and side.

The property is located within a residential area with properties of different style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

02/67813/000 - Detached garage to front of dwelling facing Hulbert Road., REF,03/03/2003

05/67813/001 - Rooms in roof with dormers to all elevations, build up hip ends to form gable ends with barn hip, 2 storey rear extension and conservatory., WD,01/06/2005

05/67813/002 - Rooms within roof with dormers to north, west and east elevations; build up hip ends to form gable ends with barn hip, 2 storey rear extension and conservatory. (Revised Submission)., PERM,02/08/2005

06/67813/003 - Widen garage by 2 and a half foot, keep existing garage. Wall on boundary line and attaching garage to house omitting walk way. , UNK,

08/67813/004 - Demolish existing garage, construction of 1No. two storey extension to front and side of property., REF,10/03/2009

09/67813/005 - Demolish existing garage. Construction of a two storey extension to front and north of property. (Revised application.), REF,16/09/2009

APP/10/00366 - Demolish existing garage. Construct two storey side extension with a rear dormer., REF,20/09/2010

APP/19/00189 - Demolition of existing garage and construction of two storey side extension with rear dormer., PERM,29/03/2019

APP/21/00205 - Proposed detached garden room at the rear of garden, UNK,

3 Proposal

Detached garden room in rear garden.

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)

Havant Borough Local Plan (Allocations) July 2014

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.

Southern Gas Networks - stage 1

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.

If you require any further information please do not hesitate to contact us.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Gas

(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 proposed development would involve a detached garden room in the rear garden. It would be located right at the back of the garden and would have a width of approximately 7 metres, a depth of approximately 3.5 metres with a pitched roof having a maximum height of approximately 4.4 metres.

7.4 The proposed outbuilding would have render blockwork with concrete roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area. A condition regarding the use of the outbuilding to be ancillary to the main dwellinghouse has been recommended.
- 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 front of the proposed outbuilding there would be a door and two windows. These views would be screened by the existing hedging on both sides thus it is not considered to cause harmful overlooking.
- 7.8 On the north side there would be no side windows in the proposed outbuilding facing the shared boundary with No.2 Park Lane. The proposed outbuilding would also be partly screened by the existing hedging and the neighbour's outbuilding therefore it is not considered to appear overbearing or result in the harmful loss of light to No.2 Park Lane.
- 7.9 On the south side there would be no side windows in the proposed outbuilding facing the shared boundary with No.6 Hulbert Road. The proposed outbuilding would also be partly screened by the existing hedging thus it is not considered to appear overbearing. Furthermore, due to its orientation it is not considered to cause harmful overshadowing to No.6 Hulbert Road.
- 7.10 To the rear there would be no side windows in the proposed outbuilding. It would be partly screened by vegetation and due to its location to the rear of the garden it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties to the rear.
- 7.11 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) Gas

- 7.12 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00090

- 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, Proposed Plans

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.