
Site Address:	102 Hulbert Road, Havant, PO9 3TG		
Proposal:	Part single storey, part two storey side, rear and front extensions.		
Application No:	APP/20/00516	Expiry Date:	09/10/2020
Applicant:	Mr & Mrs Cooper		
Agent:		Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies to the north east of a small 'slip road' off Hulbert Road in an area of mixed residential development comprising mainly semi-detached two storey properties. It comprises a modest bungalow with hipped main roof and small front gable. Number 100 adjacent was previously a similar bungalow, but under APP/15/00356 this has recently been extended to become a two storey dwelling. There are a number of important trees particularly on land between the slip road and Hulbert Road resulting in the area having a pleasant character and visual appearance. These are protected by a Group TPO but lie outside the application site.

The existing bungalow is sited between two storey dwellings - number 100 to the south has a forward gable projection and rear gable side built close to the shared boundary; number 104 to the north has a single storey side extension up to the boundary that comprises a garage with utility to the rear, the main dwelling being semi detached with side hipped roof. The front garden is hard surfaced and rubble. To the rear the bungalow has a half width conservatory and the garden is some 20m in length, enclosed with new 2m high close boarded fencing.

Some permitted development works have already commenced on the site, including the erection of an outbuilding at the rear of the garden, which the applicant has agreed will comply with the size requirements of Class E and hence the larger version has been omitted from this application.

2 Planning History

03/64892/000 - Demolition of conservatory and part of kitchen and construction of single storey rear extension., PERM, 16/06/2003

3 Proposal

Part single storey, part two storey side, rear and front extensions.

The plans have been amended during the determination of this application and would result in a gable fronted main two storey dwelling with slightly recessed back two storey side extension with fully hipped roof above. A flat single storey full width rear extension with lantern light is also proposed. A 45 degree plan has also been provided.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

E22 (Amenity and pollution)
E1* (High quality design)
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

N/A

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: 0

Comment	Officer Comment
None 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) Parking
- (v) CIL

(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 "slip road" is largely characterised by semi detached dwellings and most of these have had two storey side extensions filling their plot widths - but they have all maintained hipped roofs such that there remains a skyline gap and sense of space and separation between properties. In contrast to this pattern, the immediate neighbour to the south, No 100, has been extended with a gable end close to the side shared boundary. As originally submitted the current application also proposed a side gable close to the southern boundary which would have resulted in a "terracing effect" and loss of skyline and space.

7.4 Amended plans have therefore been provided showing a full hipped roof and setting the side element back more to enhance the subserviency of the side extension. Whilst the separation on the ground is minimal, nevertheless the revised plans respect the character found elsewhere in the "slip road" and retain some skyline separation such that the proposal is now considered to be in keeping with the immediate area and appropriate to the street scene.

7.5 Materials are proposed as a mix of brick and render with change to grey tiles and windows. Such materials are a mix of traditional and contemporary and would be appropriate to this mixed street scene and in particular blend with similar materials at 100. Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and context of the site, 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 The main impacts from the development are considered to be to No's 100 and 104 Hulbert Road and to 89-91 St Michael's Road.

7.7 No.100 is a recently extended two storey dwelling with side gable close to the shared boundary with 2 small non-habitable windows facing the site (bathroom and utility). The resultant side to side separation would be minimal and the windows in the proposed side elevation would have a poor outlook. However this is a situation repeated elsewhere in the vicinity and not considered so harmful to future occupiers as to warrant a reason for refusal.

- 7.8 No 104 is a semi detached property with single storey side garage and utility extension close to the shared northern boundary. At first floor there is only a small side window. The proposed extensions are also deeper than both 104 and 100 and as such a 45 degree plan has been provided demonstrating that the outlook from each of the closest ground floor habitable windows would not be impacted by the proposed two storey extension. It is noted that the 45 degree line is breached by the proposed ground floor extension which is 5m deep. However no neighbour has objected and under prior approval an 8m rear extension could be added.
- 7.9 Whilst this application proposes significant additions and would result in a large dwelling, nevertheless there would be limited harm to the amenity of the neighbouring residents. Loss of light, overshadowing and privacy would all be minimal and on balance acceptable.
- 7.10 The back to back separation with the properties to the rear in St Michael's Road would be about 35m and whilst there are new first floor windows facing these properties, the separation distances are considered sufficient to mitigate any overlooking.
- 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) Parking

- 7.12 The proposal would result in a 5 bedroom dwelling which would need to provide 3 on site parking spaces to meet the adopted Parking SPD. The proposed integral garage would not be of sufficient width to constitute a space but the site frontage has ample existing hardsurfaced area to accommodate 3 vehicles. The trees at the frontage are outside the application site and unaffected by the proposal.

(v) CIL

- 7.13 The proposed extensions exceed the new build residential floor space 100sq threshold and as such the scheme is CIL liable. The overall gross net gain in internal floor space amounts to 203 sqm. Therefore the chargeable development requires a CIL payment of £24,215.00 and the Draft Liability Notice has been issued. The applicants have completed the appropriate Self Build Exemption form and Assumption of Liability Notice.

8 Conclusion

- 8.1 Whilst the scale of the works proposed are significant, the plot is of sufficient size to accommodate without being an overdevelopment. The siting and detailed design 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/20/00516

(A) 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:

1:1250 Location Plan

Site Plan with 45 Degree Line Drawing No. 5430/500

45 Degree Plan Drawing No. 5430/6 Rev A

Proposed Elevations Drawing No. 5430/5 Rev C

Proposed Ground Floor Plan Drawing No. 5430/3 Rev B

Proposed First Floor Plan Drawing No. 5430/4 Rev B

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.