
Site Address:	16 Hulbert Road, Waterlooville, PO7 7NT		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00552	Expiry Date:	14/09/2020
Applicant:	Mr W Taylor		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a detached two storey property which benefits from previous additions and garage to the side. It has a brown tiled pitched and hipped roof, barn hipped dormer and elevations of red multibrick and tile hanging. The site is level and there is open vehicular access to the front. The rear garden has a depth in excess of 30 metres and is mainly laid to lawn with raised decking and is enclosed by 2 metre high fencing, mature shrubs and hedging.

1.2 A two storey detached property is to the east, situated at a slightly lower level, a detached two storey property is to the west and rear gardens of a properties in Warfield Avenue are to the rear. The area is of medium density with a mixture of two storey detached properties and bungalows of individual and similar age, style and design.

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

2 Planning History

None relevant to this application.

3 Proposal

3.1 The proposal is for the construction of a single storey rear extension, following the demolition of the existing addition.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 2

Comment	Officer Comment
With reference to the application APP/20/00552 as a neighbouring house we feel that the proposed development of number 16 Hulbert Road would severely impact several neighbouring houses due to its impact on boundary of residency. Extending to the current building line or further of the properties of the street, it brings current and reoccurring noise pollution from the family (constant children screaming throughout the day and dog barking at day and night), invading the privacy of others. The extension would bring the loud family closer to several residents and impact their quality of home life .The local neighbourhood	See section 7. The building line of the rear of properties is not a planning consideration. The application is for works to an existing residential property and any excessive noise would need to be reported to the Council's Environmental Health Section

majority is older residents. Considering current events that have affected the future, many individuals need to work from home uninterrupted.	
Considering the impact upon privacy, bringing the extension closer to the property line would result in lights such as the current garden light reaching other neighbours more so than it does currently.	See section 7.
The extension, similar to the previous extension of the house, does not fit the local areas characterises, rather the current flat roof is not in keeping with the apex roofs. To have an extra extension seems unnecessary as the house boasts a large square foot of living quarters and is more than comfortable for a growing family.	See section 7.
This extension would severely impact the quality of life for many families and older residence in the street due to the invasion of privacy and noise pollution. Especially when residents would like to enjoy the privacy of their own land. Thank you for taking the time to read our concerns and we hope the above matters are taken into account when a final decision is made on the proposed development.	The application is for works to an existing residential property and any excessive noise would need to be reported to the Council's Environmental Health Section
Would raise the following concerns:- 1. The height of the proposed extension on the plans is ambiguous. Can it be clarified exactly how high the side elevation will be. From the plan the height is stated as 3 meters plus from their floor level. It needs to be borne in mind the ground level difference between our properties. Our ground level is 3 feet lower than their floor level. Therefore the side elevation will be approximately 14 feet high from our side. 2. Should the side elevation be 14 feet high this will result in loss of light to our kitchen and downstairs bedroom and possibly our upstairs bathroom.	See section 7. See section 7.

3. The distance from the boundary line to our property is 1550 mm (5 feet). Therefore a 14 feet high wall will be oppressive.	See section 7.
4. The plans show the extension in brickwork but then the details state it will be rendered. Can this be clarified.	Amended plans have confirmed the extension will be built of brickwork.
5. If in brickwork the bricks will need to be pointed and if rendered it will need maintenance such as painting. How is it proposed that this work will be done.	See section 7.
6. Can the exact position of the side elevation be confirmed. We would not want the footings on our property.	The agent has confirmed the extension falls wholly within the curtilage of the application site. Any query regarding the position of boundaries is not a planning matter and would need to be resolved by the applicants and their neighbours
We wonder if it is possible to have a site inspection from our property.	Due to Coronavirus a site visit was not possible but photographs of the application site and neighbouring property have been supplied which have been used to inform this decision.

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

(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 is to replace the existing rear addition with a larger extension of 7.19 metres in depth, 5.55 metres in width with a flat roof and parapet wall to a height of 3.6 metres. It would not be visible from the public realm, consequently there would be no impact on the street scene. The development, together with the existing extensions would result in a generous increase to the original volume of the property, although it is considered that this can be comfortably accommodated within the extent of the site, with ample remaining rear amenity space. It is also noted an extension with a depth of 8 metres could be built under the prior approval process.

- 7.4 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

7.5 Impact on 18 Hulbert Road - side/east

This property is situated to the east of the application site and has a plot of a similar depth. Whilst it is acknowledged this property is at a lower level, it benefits from an extension of a similar depth to that of the proposal with a pitched roof to an eaves height of approximately 2.6 metres and a ridge height of 5.7 metres with a distance of 1.5 metres from the boundary with number 16.

- 7.6 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows in the rear elevation of this property. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.7 Whilst it is acknowledged the new extension is higher than the current rear addition, the existing dwelling falls within the 25 degree zone of the door and secondary window serving the extension at this property, therefore an element of overshadowing already exists. As recommended in the Havant Borough Council Design Guide SPD, the 45 degree overshadowing zone does not relate to side windows of neighbouring properties. There are no side windows in the proposed extension.
- 7.8 Although the extension is to be built close to the property boundary, the agent has stated that the boundary line is 405mm from the side of to the side of the proposed extension which will provide sufficient space for any maintenance to be carried out.
- 7.9 It is recognised that due to the proximity of the extension to this boundary, the 7.1 metre depth and difference in ground level, it could be perceived to appear overbearing to the occupiers of this property. However, given this property benefits from an extension of a comparable depth, the degree of impact is not considered so great as to constitute a defensible reason for refusal.

Impact on 14 Hulbert Road - side/west

- 7.10 This property is situated to the west of number 16 and has a plot of a similar depth. The western elevation of the extension is approximately 3.5 metres from the boundary with a further distance of 1 metre to the eastern elevation of this property. There are no side windows in the eastern elevation of this property and the majority of the proposed extension would be screened by the existing garage at the application site. The impact is therefore considered to be acceptable in planning terms.

Impact on 4 Spur Road, 21, 23 and 25 Warfield Avenue to rear/south

- 7.11 These properties are situated to the rear of the site and whilst the proposed extension is of a generous size, the depth of the remaining rear garden would be 27 metres, with the rear elevations of these properties a further 20 metres from this boundary. Therefore it is considered the properties to the rear of the site are a sufficient distance away for any impact to be negligible.
- 7.12 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).

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/20/00552 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Drg no. PIPER_01A Rev B Existing and proposed floor and elevation plans;
section plan

Reason: - To ensure provision of a satisfactory development.