
Site Address:	62B Hulbert Road, Havant, PO9 3TG		
Proposal:	Proposed loft conversion and front porch.		
Application No:	APP/20/00555	Expiry Date:	11/09/2020
Applicant:	Mr Hay		
Agent:	Mr Dowling	Case Officer:	Selina Donophy
	Mulberry Architecture Ltd		
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

3 Proposal

Proposed loft conversion and front porch.

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)

Havant Borough Pre Submission Local Plan 2036

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comment 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

(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 comprises a loft conversion incorporating dormers to the front and rear roof slopes as well as a roof extension to the side (north) elevation roof slope and a porch to the principal elevation. The proposed porch would have a depth of approximately 1.6 metres, with a flat roof, extending forward from the existing entrance to the property. The dormers proposed to the front and rear roof slopes would have pitched roofs and would serve the additional bedroom created in the loft space. They would be relatively modest in scale and would be constructed from render in colour white to match the existing elevations, with a height of approximately 3 metres to ridge level, and set below the ridge of the main roof. Although dormers are generally discouraged from the front roof slope, these are considered to be relatively subservient in appearance and there are various examples, including on the neighbouring property of pitched roof dormers to the principal elevation.

7.4 The proposed roof extension would have a height level with the existing ridge, creating space for a bathroom at first floor level, and it would have a window located on the rear elevation. The extension would have a flat roof, stopping above the eaves of the existing roof. This alteration to the roof is not judged to be a particularly subservient addition and would alter the appearance of the property which is generally not in keeping with the existing design. Despite this, it is also of note that the property is set back from the road by approximately 18 metres and although the alterations would be taking place to the roof, this remains at a fairly low level in height. Materials proposed include roof tile to match existing.

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 of the application site is no 62a Hulbert Road - this property is not judged to be impacted by the proposal as the dormer proposed to the rear would look down the rear garden of the application site.

7.7 To the north of the application site is no 64 Hulbert Road. The roof extension would not have any windows overlooking this side - the bathroom window would be set

closer to this side of the boundary , however would be obscure glazed. For this reason there is not judged to be any additional overlooking as a result of this proposal. The roof mass would be brought closer to the boundary shared with no 64, however this would not encompass the entire side of the roof and there is a 5 metre gap between the properties and therefore this proposal is not judged to have a harmful effect on the amenity of no 64.

- 7.8 Towards the rear of the property is the rear garden of no 62a, which forms an L shape to the rear. The rear garden of the application site is 11 metres. Beyond that are the rear gardens of nos 21 and 23 St Michaels Road which have a rear gardens of approximately 28 metres . Although the dormer window to the rear would offer views into the rear garden of no 62a, this is not private amenity space and would not offer views towards the property. The dormer window proposed is relatively small in size and it is not considered to cause any significant overlooking harm .
- 7.9 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 .

- 7.10 This proposal would result in an increase from 3 to 4 bedrooms in total. A parking plan has been supplied with this application stipulating 3 parking spaces to the front of the property. There is judged to be substantial space towards the front of the application site to allow for parking.

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/20/00555

(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:

Materials confirmation email received on the 03.09.2020

Proposed elevations received on the 16.07.2020
Proposed floor plans received on the 16.07.2020
Block and location plans and parking plan received on the 21.07.2020
Obscure glazing confirmation email received on the 04.09.2020

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the rear elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.