
Site Address: 111 Hulbert Road, Havant, PO9 3TD
Proposal: Two storey/first floor side extension, single storey rear extension, front porch lean to roof and revised fenestration, extension of dropped kerb.
Application No: APP/20/00250 Expiry Date: 15/05/2020
Applicant: Mr & Mrs Parris
Agent: Mr M Farrer Case Officer: Selina Donophy
MF Designs Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two- storey, detached dwellinghouse located on the south west side of Hulbert Road, Havant. The property has a front projection and hipped roof and an integral garage to the side with cat slide roof linking it to the main roof form of the dwellinghouse. The site is set back from the road and benefits from on site parking to the front with vehicle access onto Hulbert Road, bordered by a low boundary wall to the front.

2 Planning History

None relevant

3 Proposal

Two storey/first floor side extension, single storey rear extension, front porch lean to roof and revised fenestration, extension of dropped kerb.

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

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works. Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval an informative is attached to the consent.

Officer Comment : Please see informative

Hampshire Highways

Highways Development Planning raises no objections to this proposal. The widening of the existing dropped kerb would mirror a number of existing accesses nearby and would lead to an improved access//egress.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Comment in support : Change to the visual amenity and change to the appearance of the street scene were cited as important reasons for refusal of proposals resulting in similar cats slide roof modification (example No 115 Hulbert Road (Ref APP/13/00430 - Permission Refused). Subsequent applications for example at 109 Hulbert Road noted that alterations to the cat slide roof could be undertaken under permitted development and therefore did not state this as a reason for refusal.	- Please see 'Planning Considerations' section of the report where impact of alterations to the roof is discussed.

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 extensions at ground and first floor level to the south eastern/ side elevation , a single storey rear extension as well as alterations to the porch and fenestration. The side extensions would create additional space at first floor above the existing integral garage and would provide a further two storeys to the rear of this to create a utility room and study at ground floor level and enlarged 3rd bedroom and additional 4th bedroom at first floor level.

7.4 Hulbert Road is predominantly a residential road which is generally characterised by one and two storey properties of varying size, style and design, although the streetscene along this part of Hulbert Road is distinctly characterised by similar style and appearance two storey detached dwellings. A key notable feature of the dwellings is that on one side they are a full two storeys whilst on the other side the dwellings have a cat slide roof. This proposal would result in the removal of the character cat slide roof , due to the proposed hipped design and therefore there would be some loss of symmetry along the streetscene. Despite this, an application for a very similar design was granted approval at the neighbouring property, no 109 Hulbert Road under application APP/16/00661. The roof slope was discussed in the report , however it was deemed that alterations to the cat slide roof could be undertaken under permitted

development . As no 111 has the same permitted development rights and the roof slope symmetry has already been altered at the neighbouring property it is judged this would not result in an adverse visual impact to the character of the area.

- 7.5 This proposal also comprises the addition of a lean to style roof over the garage and front door to create a porch area. This is not judged to cause harm to the character of the area. Proposals also include a single storey extension sited to the rear of the property following the demolition of the existing conservatory - this would not be visible from the public realm. This would have a width matching that of the existing property, a depth of approximately 4 metres and a height of approximately 3.3 metres with a flat roof incorporating a raised lantern rooflight . This would feature large bi-folding doors on the rear elevation wall alongside one window. On the north west elevation there would be two additional high level windows at ground floor level and one window at first floor level and on the south east elevation a door at ground floor level and high level window at first floor . There would be one additional window on the front elevation serving a bedroom.

- 7.6 Materials proposed to the extensions include facing brickwork to match existing , concrete tiles to match existing and plain tiles to the porch lean- to roof . These materials would match those on the existing property and therefore would not result in a harmful aesthetic.

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 south east of the application site is no 109 Hulbert Road. There are no windows on the side elevation of this property and therefore the proposed side extension would not result in any overshadowing or overbearing impact on this property. There is a single storey extension to the rear of no 109 . The proposed extension would come level with this in depth , with 2 metres distance from the boundary. There is one additional high level window proposed at first floor level , however there is an existing window on this elevation presently. There is not judged to be any significant impact on the amenity of no 109.
- 7.8 To the north west of the application site is no 113 Hulbert Road. This property has a single storey extension to the rear. The proposal is not considered to impact the amenity of this property.
- 7.9 To the rear there is approximately 15 metres of plot space until the rear boundary where there is some hedge screening, followed by the rear gardens of properties along Chestnut Avenue. The proposal is not deemed to have any harmful impact upon these properties.
- 7.10 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

- 7.11 This property would be increasing in size as a result of this proposal, gaining an additional fourth bedroom. The Havant Borough Parking SPD requires a minimum of 3 parking spaces for a property of 4 bedrooms. Three spaces have been shown on the location plan. The widening of the existing dropped kerb is not judged to cause any highways issues.

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/20/00250 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:

P01 Proposed floor
P02 Proposed elevations
P03 Location and block plans

Reason: - To ensure provision of a satisfactory development.

- 3 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.