
Site Address: 39 Hulbert Road, Waterlooville, PO7 7NX
Proposal: Erection of part single storey, part two storey rear extension including increase in size of dormer window on east elevation with additional glazing. Erection of front extension including porch. Installation of first floor side window to west elevation.
Application No: APP/20/00432 Expiry Date: 31/07/2020
Applicant: Mr and Mrs Caswell
Agent: Mr Potter Case Officer: Selina Donophy
 James Potter Associates
Ward: Waterloo
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two storey dwellinghouse located along Hulbert Road, Waterlooville. This property is of facing brickwork construction, with a cat slide roof slope to the side elevation incorporating a flat roof dormer facing east. The topography of the land slopes downwards from west to east and therefore the site is set across various levels, with the garage set at lower level than the main property. Towards the front of the property is a hardstanding with parking space for approximately 4 vehicles alongside a front garden/patio area - there is access to the rear of the property to the side, where there is a rear garden with a depth of around 33 metres.

Hulbert road is residential in nature, sited parallel to the B2150.

2 Planning History

None relevant

3 Proposal

Erection of part single storey, part two storey rear extension including increase in size of dormer window on east elevation with additional glazing. Erection of front extension including porch. Installation of first floor side window to west elevation.

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 Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

No comment

Environment Agency

No comments received

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: 2

Comment	Officer Comment
Comment: I live at 41 Hulbert Rd. Waterlooville and I understand that you are the planning case officer dealing with the proposed development next door to us at 39 Hulbert Rd Waterlooville Hants PO7 7NX. My neighbour has informed me you have some concerns that the proposed extension will have on our property. I therefore feel I should write to let you know how we feel about the proposed plans. My neighbours have consulted with my husband and I throughout the process and we have seen the different designs as well as the final plans before they were submitted to the Planning Services department at Havant Borough Council. We are aware of the size, elevations and design of the proposed development. It is 3.75 meters from our boundary so do not believe the development will have a significant impact on us or our property.	Please see 'Planning Considerations' section of report .

We have no issues with the proposed plans at 39 and are looking forward to seeing the finished building.	
Objection I wish to appeal about the size of the proposed extension at 39 Hulbert Road. As it is nearly 6 metres in length in will block a lot of light from our north facing gardens. My property shares a boundary and privacy and light will be effected by the length of the extension! From my kitchen and dining area all I will see is A brick wall! I have a window that will be 50 percent obscured by the proposed extension. This will result in loss of light. From my Upstairs landing window again all I will see is a brick wall, lots of light will again be lost. Because it juts out so far, we will both be able to look into each other's houses from the kitchen resulting in loss of privacy.	Please see 'Planning Considerations' section of report .

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 This proposal comprises extensions to the front and rear of the property, as well as the enlargement of the existing dormer. The proposal also includes alterations to external materials and fenestration. The extension to the front would project forward from the principle elevation by 1.2 metres, creating a bootroom and porch to the front , it would have a pitched roof and would be constructed from horizontal weatherboard cladding in colour dark grey (slate grey) this is also proposed to the existing front elevation.

7.4 This proposal also comprises the elongation of the existing property at both two storey and single storey level towards the rear. The two storey element would be set toward the western side of the rear elevation , following the existing design of the property, lowering to single storey level towards the east, following the existing cat slide roof slope. The depth at two storey level would be increased from the existing 9.2 metres to

approximately 14.8 metres , forming a pitched roof, lowering down into the cat slide towards the east, which would be set back by approximately 0.7 metres . Additional windows are also proposed as part of this application, including one window to the west (side) elevation at first floor level serving a bedroom , one at ground floor level to the east elevation serving a snug area and two roof lights to the east facing roof slope serving a dining area. There would also be significant alterations to the glazing to the rear, incorporating much of the rear elevation in aluminium framing . Cladding is also proposed to the rear elevation. Other alterations include the extension of the dormer to the side (east) elevation - this would increase from 7.8 metres as existing to approximately 9.8 metres. Dormers of this length are not generally supported, as stipulated in the Havant Borough Design Guide however on balance , this dormer is already of a reasonable size, with the additional depth proposed to the rear roof slope which would not be highly visible from the road.

7.5 The proposals are fairly significant in scale, with an additional projection at two storey level towards the rear; although it is judged that this could be accommodated within the site due to the depth of the rear amenity space. The design is in keeping with the existing property, retaining the cat slide roof slope which is a character feature of the properties in the immediate vicinity. Most of the proposals would be sited to the rear of the property and therefore would not have any notable impact to the character of the streetscene , although there may be some visibility from the very end of Hulbert Road which forms a cul-de-sac. The extended elements proposed to the front elevation are fairly modest in scale and do not project forward from the front elevation significantly . The changes in materials are considered to be acceptable- there is already some variation in type of brickwork and material usage along the road and the cladding as proposed is not judged to be a harmful alteration to the building nor to the character of the area.

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 west of the application site is No. 37 Hulbert Road, which is a similarly designed property with a flat roof double garage and extensions set back towards the rear closest to the boundary shared with No 39. No 37 has windows at varying levels to the side elevation facing east toward the application site , two at first floor level and one at single storey level. There are also windows to the rear elevation, one sited close to the boundary, facing north, followed by a door and another window and the windows to the main bulk of the property. The proposed extension at No 39 would project approximately 1 metre beyond the flat roof extension at no 37 and therefore would have some impact upon the side facing kitchen window at ground floor level . Although there would be some impact on the outlook of this window, on balance this room is also served by other windows on the rear elevation. In addition , although the extension would be sited within fairly close proximity of the side boundary shared with no 37 (set off by around 1 metre) , the distance between the extension and this ground floor window is approximately 6.7 metres and this distance is judged to mitigate against any significant or harmful overshadowing. The extension would extend beyond the first floor window and partially the second (set back towards the rear) first floor window, however the distance between these side elevations would be around 7.5 metres and the land level changes here mean that no 37 is raised at higher level in relation to no 39, further reducing the impact of the extension on these side windows.

- 7.8 There are no additional windows proposed to the extended area on the western elevation and therefore there is not judged to be any impact upon privacy . The additional window proposed to this side at first floor level would have outlooks over the flat roof area and is not judged to infringe upon private amenity space at no 37 in the form of overlooking to an unacceptable degree. Although the windows proposed to the rear would result in an increased level of glazing to the rear, these windows would have outlooks down the garden and are not considered to unacceptably impact the amenity of the properties either side nor to the rear.
- 7.9 To the east of the application site is no 41 Hulbert Road which is set forward from the application property and at lower land level. To the rear is a conservatory and patio area. There is already some degree of overlooking from the side elevation of no 39 in the form of the raised doors at ground floor level and the dormer windows which face towards the private amenity space at no 41. In order to reduce any further overlooking the additional window proposed to the dormer has been removed from the proposal. There were initial case officer concerns in relation to the additional building mass at no 39 extending a reasonable depth in relation to no 41 due to the relationship between the buildings, with no 41 set forward and at lower level. For these reasons it is judged that the proposal will have some impact upon no 41 in terms of outlook from the rear garden and potentially some impact on evening light to the conservatory . Despite this, the extended element closest to this side would be set close to ground floor level , set off the boundary by 4 metres and, following consideration, the impact on the amenity of no 41 is not judged to be significantly harmful. There is not judged to be any impact of overlooking on no 41 as a result of this proposal- the additional ground floor window proposed to the side elevation, although offering some view towards the rear of no 41, would not allow increased overlooking back towards the rear private amenity space.
- 7.10 Towards the rear is the 33 metre garden followed by a wooded area- there are no properties immediately 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).

(iv) Parking

- 7.12 The bedroom number would be increasing from 3 to 4 bedrooms as a result of this proposal. There is judged to be adequate parking towards the front of the site to allow for the parking requirements as outlined in the Havant Parking SPD which stipulates 3 parking spaces for this number of bedrooms.

(v) CIL

- 7.13 This proposal would not result in additional floorspace of over 100 m2 and therefore is not CIL liable.

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/20/00432 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 12.08.2020
19078-PL001 Location and block plan
19078-PL002 Existing and proposed ground floor plans
19078-PL 003 REV A Amended existing and proposed first floor plans
19078-PL 005 REV A Amended proposed elevations
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 / details, 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.