
Site Address: 28 Hulbert Road, Waterlooville, PO7 7NU
Proposal: Alteration of integral garage to habitable accommodation including single storey front extension. Replacement of existing northern boundary treatment with 1.2m brick wall with 0.6m wrought iron railings above, and replace the existing western boundary treatment with 1.8m high brick wall to include wrought iron style vehicular access gates. (Previously approved under APP/18/01241. Revised application relating to increase in height of wrought iron railings on northern boundary).
Application No: APP/19/00436 Expiry Date: 03/07/2019
Applicant: Mrs Perfect
Agent: Mr Clark Case Officer: Karen Wooden
Roger Clark (Architectural Services)
Ward: Waterloo
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with dormer windows, located on the junction of Hulbert Road and Warfield Avenue in Waterlooville. The property has elevations of brick construction and a pitched riled roof. The pedestrian and vehicular access is via Warfield Avenue.
- 1.2 The current boundary treatments along Hulbert Road and Warfield Avenue comprise a low level brick wall with hedging above.

2 Planning History

APP/18/01241 - Alteration of integral garage to habitable accommodation including single storey front extension. Replacement of existing northern boundary treatment with 1.2m brick wall with 0.3m wrought iron railings above, and replace the existing western boundary treatment with 1.8m high brick wall to include wrought iron style vehicular access gates. PERM, 13/03/2019

3 Proposal

- 3.1 Alteration of integral garage to habitable accommodation including single storey front extension. Replacement of existing northern boundary treatment with 1.2m brick wall with 0.6m wrought iron railings above, and replace the existing western boundary treatment with 1.8m high brick wall to include wrought iron style vehicular access gates. (Previously approved under APP/18/01241. Revised application relating to increase in height of wrought iron railings on northern boundary).
- 3.2 For clarity this application has been submitted to increase the height of the wrought iron railings along the northern boundary wall from 300mm to 600mm.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 0

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) Highways issues
- (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 proposed conversion of the garage will result in the current garage doors being replaced with a bay window. The submitted plans show this window is to be of a similar size and appearance of the existing ground floor bay window and as such it is considered to be appropriate in context with the main dwelling.
- 7.4 The application includes the replacement of the existing boundary treatments to the northern and western boundary lines, to include vehicular access gates of a wrought iron appearance to the west, accessed from Warfield Avenue. The original application approved under reference APP/18/01241 permitted the wall along the northern boundary to a height of 1.2m topped with 0.3m high wrought iron railings. This application is seeking to increase the height of the wrought iron railings to 0.6m. It is considered that the railings would maintain the open character of the area to some degree and therefore reduce the significance of any visual impact to an acceptable

level. The boundary treatments along Warfield Avenue vary in height, with the property opposite the application site (26 Warfield Avenue) having fencing which exceeds 1.8m. It is not considered that the proposed 1.8m wall with access gates along the western elevation would be detrimental to the character of the area.

- 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 It is not considered that any part of the proposal would 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.
- 7.7 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) Highways issues

- 7.8 The Standard Highway guidance is that any vehicular gate should be set back a minimum of 4.5 from the edge of the carriageway, however it is noted that the vehicular access will be sited in a similar location to the existing access, utilising the existing dropped kerb. It has been confirmed that the access gates are to open into the curtilage of the dwellinghouse to avoid any impact on users of the highway.
- 7.9 There is adequate space for curtilage parking for several vehicles and therefore it is not considered that the loss of garage parking space would have a significant impact on the highway.

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/19/00436 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:
Location plan - received 18.04.19
Proposed site plan - received 18.04.19
Existing and proposed elevations - 24461/2
Existing and proposed floor plan - 24461/1
Section and details - 24461/3
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 The pedestrian and vehicular gates shall open into the curtilage of the property.
Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.