
Site Address:	79 Hulbert Road, Havant, PO9 3TB		
Proposal:	Single storey rear extension following demolition of existing conservatory.		
Application No:	APP/19/00653	Expiry Date:	26/08/2019
Applicant:	Mr Williams		
Agent:	Mrs Wells	Case Officer:	Denise Sheath
	Thorns Young Ltd		
Ward:	Bedhampton		
Site Visit Date:	30/07/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site address is located within a residential area of Havant, on the west side of Hulbert Road.
- 1.2 The site address is a large, two storey, semi-detached dwelling of brick construction with a hung tiled roof. The land to the front of the dwelling is level with a hardstanding which provides adequate parking for two vehicles.
- 1.3 The land to the rear of the dwelling is over 30 metres in length and is predominantly laid to lawn. The rear of the plot is enclosed by a close boarded fence which ranges between 5 and 6 foot in height.

2 Planning History

None relevant

3 Proposal

Single storey rear extension following demolition of existing conservatory.

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

None required

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: 8

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

(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 single storey rear extension spans the width of the dwelling and is an appropriate size. There is an existing single storey extension which is to be demolished. The proposed design of the extension would be mainly a flat roof with slight pitch at the existing rear wall, the flat roof element would also incorporate a roof lantern and bi-folding doors will be inserted within the rear elevation. The material to be used will be white painted render which was confirmed by email from the agent on 13 August 2019, the property does already benefit from white painted render to the front of the property therefore the material to be used would not cause an adverse effect.

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 The neighbouring properties to the rear of the dwelling are a distance of approximately 30m from the proposal therefore there would be no adverse impact on these neighbouring properties.

7.6 The neighbouring property to the north elevation (No.81) has a distance of 2m from the proposal to the boundary of this property. This property also benefits from a single storey conservatory which has a further depth of approximately 2m, there will be no windows or doors inserted along this elevation. Therefore the proposal would not cause any over looking nor would it have an adverse impact with regard to being overbearing.

7.7 The neighbouring property to the south elevation (No.77) already benefits from a single storey rear extension along this shared boundary. The proposal would extend a further 3m from the end of the existing extension at No. 77. The proposal is a flat roof

extension and would be partially screen by the existing 1.8m close boarded fencing, there will be no windows or doors inserted within this elevation, therefore the impact on this neighbouring property would be acceptable.

- 7.8 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.

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/19/00653 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north and south elevations of the single storey extension without the prior written approval of the Local Planning Authority.
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 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 01 July 2019
Location Plan - Received 01 July 2019
Block Plan - Received 01 July 2019
Existing and Proposed Elevations and Roof Plan - Drawing No. PG4061.19.02 Rev B - Received 01 July 2018 (This plan is not to scale)
Existing and Proposed Floor Plans - Drawing No. PG4061.19.01 Rev A - Received 01 July 2019
Email from Applicant confirming the colour of the painted render to be used - Received 13 August 2019
Reason: - To ensure provision of a satisfactory development.