
Site Address:	45 Hulbert Road, Waterloooville, PO7 7NX		
Proposal:	Single storey rear extension, addition of velux window.		
Application No:	APP/19/00428	Expiry Date:	11/06/2019
Applicant:	Mr Hamilton		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 45 Hulbert Road is the northern most dwelling at the end of a cul-de-sac of a line of similar chalet style dwellings. Following the grant of planning permission under ref APP/15/00664 there is now a log cabin sited to the north of No 45 which is occupied on an 'ancillary' basis by the parents of the occupiers of No 45. The land slopes up quite steeply to the east and there is a dense mature tree belt on the northern boundary (which are TPO'd), a ditch/stream running north-south along the western edge in a wooded area. Access is taken from the head of the cul-de-sac straight into a large shared hardsurfaced area. Steps are provided up to the entrance door of the log cabin.

2 Planning History

66/14810 - for the erection of 14 houses and garages on plots 25 to 38 inclusive, UNK,01/04/1966

APP/15/00539 - Crown lift 3No. Common Oak (T6, T15, T22) by 10m; crown reduce 1No. Pine (T12) by 3m; crown reduce 2No. Pine (T16, T17) by 4m; all subject to TPO 1393., ,22/06/2015

APP/15/00664 - Change of use of public amenity land to private amenity land and erection of 1No. log cabin for ancillary living accommodation (granny annex)., TPP,28/08/2015

APP/15/00684 - Remove 3 lowest limbs of 1No. Oak (T6); fell 1No. Oak (T8); remove 2 lowest limbs 1No. Oak (T9); crown reduce north sector of 1No. Pine (T12) by 3m; remove lowest limb 1No. Oak (T14); reduce lowest limb in southern sector of 1No. Oak (T15) by 4m; remove branches to northern sector 1No Pine (T16); reduce southern side of canopy by 2m of 2No Oaks (T20, T22); remove crossing branches from 1No Oak (G1), reduce southern side of canopy by 2m of 1No oak(G1), reduce northern side of canopy by 4m of 1No. Pine (G1), these 3No trees from G1 all trees subject to TPO 1037.

, PERM,13/08/2015

APP/17/00462 - Retention of garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds; retention of flue and regularisation of fenestration on log cabin. (Retrospective application)., TPP,13/11/2017

APP/17/00956 - Fell 2No. Scots Pine, 1No. Common Yew and 1No. Oak, subject to TPO 1393., PERM,05/10/2017

APP/17/01295 - Tree works subject to TPO (T3) 1393, UNK,

APP/18/00034 - Tree works, UNK,

APP/19/00095 - Pine - Reduce by 6m to re-balance heavily weighted top. Oak 1 -

Deadwood - Reduce large low limb overhanging cabin by 5m to reduce weight to prevent limb failure. Oak 2 - Deadwood - Reduce all lateral limbs by 5m to reshape and rebalance the crown., INV,

3 Proposal

Single storey rear extension, addition of velux window.

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

Arboriculturalist, Havant Borough Council
No objection

Developer Services, Southern Water
No objection. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed development crosses existing sewers that will need to be adequately bridged. This should be part of the building regulations associated with the work.	This is not a planning consideration

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) Flooding 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 extension is to be located to the rear of the property and as such will not be visible from the public domain, Notwithstanding this, the proposal is to be constructed of materials of a similar style to those used on the host dwelling, reducing any visual impact.

7.4 The proposal also includes the addition of a velux window to the existing rear roofslope. This part of the proposal falls within Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore does not require the benefit of planning permission, Notwithstanding this, the velux will not be readily visible from the streetscene and is considered to be appropriate in terms of size and design.

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 Due to the proposed location of the proposal, it is not considered that this would have an adverse impact on the occupiers of the property to the west.

7.7 The application site has been extended following the purchase of public amenity land to the north and east. Subsequently the owners of No. 45 have erected a log cabin to be used as ancillary residential accommodation for the owners parents. It is therefore not considered that the proposal would have an adverse impact on the occupiers of any neighbouring properties to the north or east.

- 7.8 The extension is to be located approximately 7m from the property to the south (47 Hulbert Road), and will therefore not appear overbearing, or result in a loss of privacy to the occupiers of this neighbouring house.
- 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) Flooding issues

- 7.10 The property is located within Flood Zone 3. The applicants have completed an Environment Agency guidance form confirming that the finished floor levels are to be no lower than the existing and flood proofing of the proposed development has been incorporated where appropriate. Furthermore the proposal will not result in the increase in bedrooms, and as such it is not considered that the proposal would carry an additional risk to life in terms of flooding.

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/19/00428 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 16.04.19
Site layout plan - 5196/500
Existing and proposed elevations - 5196/3
Existing ground floor plan - 5196/1
Proposed ground floor plan - 5196/2 (rev a)
Cross section - 5196/4
Environment Agency form - received 16.04.19

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.