
Site Address:	8 Hulbert Road, Havant, PO9 3TE		
Proposal:	Demolition of existing garage and construction of two storey side extension with rear dormer.		
Application No:	APP/19/00189	Expiry Date:	16/04/2019
Applicant:	Mr Maplesdon		
Agent:	Mr C Mallen	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Bedhampton		
Site Visit Date:	05/03/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey chalet style property and attached garage with a brown tiled pitched and half barn hipped roof and elevations of red multibrick and cream render. The site is level with open vehicular access to the front and leading to an area of block paving, grass and shrubs. There is a 1.2 metre high wall to the front boundary, shrubs to the northern boundary and a hedge to the southern boundary. The rear garden has a depth in excess of 35 metres, tapering slightly towards the end and is mainly laid to lawn with a patio area and decking, enclosed to all boundaries with fencing ranging in height from 1.6 metres to 1.8 metres and hedging in excess of 2 metres high.
- 1.2 A detached chalet style dwelling lies to the south, a detached bungalow is to the north, the entrance to Queen Anne's Drive and rear elevations of properties in Belmont Grove are opposite and the rear gardens of properties in Lester Avenue are to the rear. The area is of medium density of detached and semi-detached 2 storey properties, chalet style dwellings and bungalows of similar and different age, style and design, set in a mixed street scene.

2 Planning History

02/67813/000 - Detached garage to front of dwelling facing Hulbert Road., REF,03/03/2003
05/67813/002 - Rooms within roof with dormers to north, west and east elevations; build up hip ends to form gable ends with barn hip, 2 storey rear extension and conservatory. (Revised Submission)., PERM,02/08/2005
08/67813/004 - Demolish existing garage, construction of 1No. two storey extension to front and side of property., REF,10/03/2009
09/67813/005 - Demolish existing garage. Construction of a two storey extension to front and north of property. (Revised application.), REF,16/09/2009
APP/10/00366 - Demolish existing garage. Construct two storey side extension with a rear dormer, REF 20/09/2010, Allowed on appeal 11/01/2011.

3 Proposal

- 3.1 The proposal is for the demolition of existing garage and construction of two storey side extension with rear dormer. It is noted the scheme is the same as APP/10/00366 which was allowed on appeal on 11 January 2011.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

The sewer records indicate that there are private sewers located on the site (shown in yellow).

Furthermore, 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.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The proposed development would lie within a Source Protection Zone around one of water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Consultations with the Environment Agency to ensure the protection of the public water supply source.

Officer comment: *An informative is recommended as per Southern Water's request. With regard to the discharge of surface water, given that this is an application for an extension to an existing dwelling, it is considered that this issue is a matter for the Building Regulations.*

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial or large scale development only.

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: 7

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 proposal is to demolish the existing attached garage and replace it with a two storey front/side extension including a replacement garage and rear dormer and would be visible from the public realm, although it is set back 18 metres from the highway and the existing street scene is diverse in nature.

7.4 Whilst there is an increase in depth of 3.4 metres to that of the existing garage, including a 0.9 metre projection to the front, the extension would follow the line of the existing garage which is built on the northern boundary, retaining the existing distance of 1.3 metres increasing to 1.8 metres at the front with the southern elevation of the property to the north.

- 7.5 The extension would continue the ridge line of the existing property with a two storey front extension of 0.9 metres in depth and a pitched and half barn hipped roof to match the existing design and a pitched roof dormer to the rear. The proposal, together with the existing additions will result in a generous increase to the original volume of the property, however the additional increase in the footprint is modest and it is deemed it can be comfortably accommodated within the extent of the site. It is judged to be subservient to the main dwelling by virtue of the proposed width.
- 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 The proposed two storey front/side extension first floor side element of the scheme is to the northern elevation of the property, replacing the existing garage. There are no side windows in the extension and whilst it is acknowledged the extension is to be built on the northern boundary, the main part of the roof pitches away from the boundary and is approximately 1.4 metres higher than the existing garage.
- 7.8 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of the conservatory at 2 Park Lane. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.9 Whilst there is a new dormer window in the rear elevation of the extension, it is of a modest size and as the extension is set back approximately 3.5 metres from the rear elevation of the property to the north it is deemed it would not result in any additional overlooking to this neighbouring property. The rear of the extension would not be visible from the neighbouring property to the south.
- 7.10 The two storey front extension would be visible from the neighbouring property to the south, although it is 12 metres from the southern boundary and it is considered any impact on this property would be negligible.
- 7.11 It is judged the properties opposite or to the rear of the site would not be adversely affected by the development.
- 7.12 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00189 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Block plan
Drg no. 1163:08:1 Existing floor and elevations plan
Drg no. 1163:08:2 Rev G Proposed floor and elevations plan
Drg no. 1163:08:3 Rev A Proposed section plan
Reason: - To ensure provision of a satisfactory development.