
Site Address:	112 Hulbert Road, Havant, PO9 3TG		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00691	Expiry Date:	25/08/2017
Applicant:	Mr & Mrs Miles		
Agent:	Mr Critchley	Case Officer:	Harriet Pitney
	Martin Critchley, Architect		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey, detached, residential dwelling located on the north east side of Hulbert Road, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from a relatively large curtilage which provides open vehicular access to the front driveway and front garden area which provides more than adequate offroad parking provision. Access to the rear garden is provided to the side of the main dwellinghouse.

The rear garden is primarily laid to lawn and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

The area is primarily residential in nature with a medium density of residential dwellings adjacent to the site all of a varying age, style and design.

2 Planning History

97/62209/000 - Proposed ground floor wc extension, UNK,

3 Proposal

This application is for the construction of a single storey extension to the rear of 112 Hulbert Road.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be 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 would not be readily visible from the public realm by virtue of its position to the rear of 112 Hulbert Road. On this basis, it is not considered that the development would result in any significant impact which would be considered harmful to the character and appearance of the surrounding locality.

7.4 Notwithstanding the above, the size, scale and design of the proposed extension is considered to be appropriate in context with the main dwellinghouse and respects the existing built form. On this basis, the development is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of locality.

(iii) Effect on neighbouring properties

7.5 The properties located within Hulbert Road are all relatively varied in terms of their size, scale and design with a relatively staggered building line. On this basis, the extension proposed to the rear of 112 Hulbert Road would not extend beyond the rear wall of the adjacent neighbouring property (114 Hulbert Road). Furthermore, the existing boundary

treatment which currently comprises a close boarded timber fence (which is approximately 1.8 metres in height) partially screens the development from this property.

- 7.6 Whilst the proposed extension exceeds a depth of 4 metres which is what is allowed for under Permitted Development, the proposed height does not exceed 3 metres which comply's with the relevant height tolerances in this regard. Furthermore, it must be acknowledged that the application site benefits from an existing ground floor extension at a height of 3.6 metres and a depth of 3 metres.
- 7.7 Whilst the proposed extension would extend beyond the existing extension by a further 2 metres, the height has been reduced by approximately 0.6 metres and as such, it is not considered that the development would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property.
- 7.8 The proposed development would be sited a sufficient distance away from all other surrounding residential properties and as such would be unlikely to impact negatively on neighbour amenity.
- 7.9 On this basis, the proposed development is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that no letters of representation have been received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00691 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 be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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:

Site location and block plan (17061-1010)- received 30th June 2017

Existing floor plans (17061-2010)- received 30th June 2017
Existing elevations (17061-3010)- received 30th June 2017
Proposed floor plans (17061-401A)- received 30th June 2017
Proposed kitchen plan (17061-402A)- received 30th June 2017
Proposed elevations (17061-501A)- received 30th June 2017

Reason: - To ensure provision of a satisfactory development.