
Site Address: 97 Hulbert Road, Havant, PO9 3TB
Proposal: Construction of two storey front atrium, single storey side/ rear extension and part single/ two storey side extension. Alterations to boundary wall.
Application Type: Full Planning Permission
Application No: APP/22/01095 Expiry Date: 12/01/2023
Applicant: Ms T Cocomazzi
Agent: Loretta Taylor Case Officer: Joseph Toole
 Thorns - Young Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

97 Hulbert Road, Havant, is a two storey detached property located on the corner of Hulbert Road and Newbarn Road. The property comprises of brickwork, white render and concrete roof tiles. Vehicular access is from Hulbert Road with parking to the front and side.

The property is located within a residential area with some surrounding properties of the same design and others differing.

2 Planning History

96/61554/000 - New vehicular access, PERM,01/03/1996

3 Proposal

The proposal would involve the construction of two storey front atrium, a single storey side/rear extension and part single/ two storey side extension. Furthermore, there would be alterations to boundary wall.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No Comment.

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Mark Inkster

No Comment.

Hampshire Highways - Objection

I refer to the consultation on the above planning application and would make the following comments.

The proposal relates to extensions to the existing property and the creation of a second access, with the retention of the existing access to the property from Hubert Road with the new access created to New Barn Road.

The proposed access is located close to the end of the cycleway where cyclists rejoin the highway with a dropped kerb provision, the movements of vehicles at any new access here would create a potential hazard for pedestrians and cyclists due to restricted visibility. The proposed increase in height of the boundary fencing would further restrict visibility of cycles and pedestrians meeting as the footway/cycleway joins Hubert Road/New Barn Road.

The increased height of the frontage boundary would also reduce visibility to/from pedestrians and cyclists at the existing access.

Having regard to the above comments the Highway Authority would recommend - Refused for following reasons:

R12D INADEQUATE VISIBILITY

Inadequate visibility splays are proposed at the junction of the access with the highway and this would cause danger and inconvenience to users of the adjoining highway footway/cycleway.

Hampshire Highways (2) - Objection

I refer to the further consultation on the above planning application and would make the following comments.

The proposal relates to extensions to the existing property and the creation of a second access. With the retention of the existing access to the property from Hubert Road and a further new access created to Newbarn Road. It appears that there was a previous vehicular access to/from Newbarn Road to serve this plot located at the southern boundary of the plot which has been closed off.

The location of the proposed access, as raised previously, remains of concern being in close proximity to the dropped kerb serving the end/beginning of the cycleway where cyclists leave/join the highway, the movement of vehicles at the proposed access here would create a potential hazard for pedestrians and cyclists.

No specific justification has been provided as to the requirement for a second access to the public highway to serve the site in association with the proposed extensions. The revised elevation plans now show no increase in the height of the boundary treatment to the Hulbert Road frontage which safeguards visibility for the existing access. It is also the view of the Highway Authority that as a result of the proposed extensions to the existing property there would be no significant increase in vehicle movements and therefore the existing access would remain suitable to serve the extended property.

It is noted that the existing boundary wall to the left on exit to Newbarn Road from the proposed access is retained at the existing height which would limit visibility of approaching pedestrians using the footway on Newbarn Road however, this does not impact on the existing access visibility provisions.

Having regard to the above comments, the Highway Authority would confirm that the proposed additional access is not justified and that the location would not operate in a safe manner having regard to the close maneuvering of pedestrians and cyclists. Additionally, there is an existing access to Hulbert Road of an appropriate standard to serve the proposed development and would therefore recommend -

Refusal for the following reason:

INADEQUATE MEANS OF ACCESS

The existing access is adequate to serve the existing property together with the proposed extensions and there is no justification for the provision of a second access which would create a detrimental impact on highway safety particularly in relation to the movements of pedestrians and cyclists.

Hampshire Highways (3) - No Objection

I refer to the consultation on the above planning application relating to the further revised submissions.

The revised scheme now excludes the provision of a second vehicle access located to Newbarn Road. The Highway Authority are satisfied that the proposed development is acceptable with access provided from the existing access to Hulbert Road.

Having regard to the above comments the Highway Authority would recommend -
No objection (no conditions)

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
- (iv) Access and Parking

(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 cladding and render to the property are considered to be inkeeping within the character of the area, in which there are a number of properties with similar designs within the area.

7.4 The proposed two storey front extension, proposed single storey side extension and proposed first floor side extension would be directly visible from the street scene. Due to the size and position of the proposed works within the context of the site, which comprises a spacious plot with a good degree of space retained to the side boundary with Newbarn Road, it is not considered to have a negative impact upon the character of the area.

7.5 The proposed works would replace the existing side fencing with new wooden panels. This is not considered to have an adverse impact on the character of the area.

7.6 The proposed works to the rear would be partly screened by the boundary treatment along Newbarn Road, thus not considered to have a negative impact upon the character of the area.

7.7 Overall, 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

7.8 To the front of the property there would be a window within the proposed side extension, two windows within the proposed two storey porch and a window within the proposed first floor extension, with views facing out onto Hulbert Road. These views are not considered to cause harmful overlooking to any neighbouring property.

7.9 On the south east side facing No.95 Hulbert Road there would be no side windows within the proposed side extension. The proposed side extension would go along the shared boundary with No.95 having a lean to roof with an average height of approximately 2.4 metres when directly on the boundary. Due to the existing screening of 1.8 metre high fencing and its orientation, it is not considered appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.95.

- 7.10 On the north west side facing Newbarn Road there would be a window within the proposed first floor extension serving a bathroom. This view is not considered to cause any form of overlooking. Furthermore, due to the position of the proposed first floor extension, it is not considered to have a negative impact upon any neighbouring properties. There would be bi-folding doors within the proposed side extension facing out onto the rear garden. Due to the existing boundary treatment along this side, it is not considered to cause harmful overlooking.
- 7.11 To the rear there would be a window within the proposed first floor extension serving a bedroom. Due to its position, creating similar views already established on site, it is not considered to cause harmful overlooking to any neighbouring property.
- 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.

(iv) Access and Parking

- 7.13 Originally a new access was proposed from Newbarn Road in the form of a gate and a dropped kerb. Hampshire Highways commented on the application raising an objection, stating the new access would have a detrimental impact on highway safety particularly in relation to the movements of pedestrians and cyclists. The proposed access was removed from the application and Hampshire Highways now raise no objection.
- 7.14 The proposed works would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking to accommodate this.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/01095 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

Block Plan

Proposed Elevations - 6200 22 4 REV B

Proposed Floor Plans - 6200 22 3 REV B

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.