
Site Address:	63 Hulbert Road, Havant, PO9 3TB		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00832	Expiry Date:	21/09/2022
Applicant:	Mr Marc Austin		
Agent:		Case Officer:	Denise Sheath
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

63 Hulbert Road, Havant, is a semi-detached two storey dwelling, the property has a hipped roof with a projecting gable to the rear elevation, there is a large flat roof dormer to the south side elevation roof slope. The property is constructed with red brick to the ground floor elevations with white painted render to the first-floor elevations. The property has a conservatory to the rear with a single storey lean to style extension to the southern side elevation. The property is located within a generous plot on the western side of Hulbert Road. The site is bounded by a low brick wall to the front boundaries and the property is set back from the road with a shingled frontage allowing for parking for around 4 vehicles, there is a 1.8 metre high fence to the rear southern side boundary, an approximate 2m high wall to the northern rear side boundary with mature shrubbery and fencing to the rear boundary.

2 Planning History

25633 - Extension (single storey at rear) - Approved 25 March 1976

25633_2 - First Floor Extension - Approved 04 January 1977

APP/19/00090 - Application for Lawful Development Certificate relating to proposed loft extension and roof finishes. PERM 15/03/2019

APP/22/00528 - Application for certificate of lawful development for a proposed single storey rear extension. WD 26/07/2022

3 Proposal

Single storey rear extension.

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

Not 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: 6

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 for a single storey rear extension with a depth of 3m, a width of 6.81m, with a flat roof design with a maximum roof height of 3.125m, the flat roof element include the installation of 3No. rooflights. The proposal would not be visible from the public domain and would therefore not have a harmful effect on the visual amenity of the area. The materials to be used in the construction of the extension would be facebrick to match that of the existing dwelling.
- 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 There is an approximate 43m distance from the proposed extension to the rear boundary and approximately 63m from the rear facing elevations of the neighbouring properties located to the rear (No.64 & No.66 Newbarn Road). It is therefore considered that the proposal would have a minimal and acceptable impact upon these neighbouring properties.
- 7.6 The proposal would have an approximate 1.3m distance from the shared boundary with neighbouring property to the south (No.61 Hulbert Road, and a 3.8m distance from to the facing rear/side elevation. The proposal would be mainly screened by 1.8m close boarded fencing and the detached garage along this shared boundary within the neighbouring properties curtilage. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.7 The proposal would be located along the shared boundary with the neighbouring property to the north (No.65 Hulbert Road). The proposal would be mainly screened by the existing single storey extension within the neighbouring curtilage which is also along the shared boundary, although the proposed extension would have an approximate 0.65m further depth that the single storey extension within the neighbouring property the impact of the additional depth is not considered to have significant impact upon this neighbouring property with regard to loss of light or outlook. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00832 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 and Block Plan - Sheet A001
Existing Elevations - Sheet A003
Existing Floor Plans - Sheet No. A002
Proposed Elevations -Sheet No. A005
Proposed Floor Plans - Sheet No. A004
Proposed Sections - Sheet No. A006

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.