

**63 Hulbert Road, Bedhampton, PO9 3TB**

**29 Apr 2022**  
**Permitted Development Rights Assessment**  
**Applicant Mr & Mrs Austin**

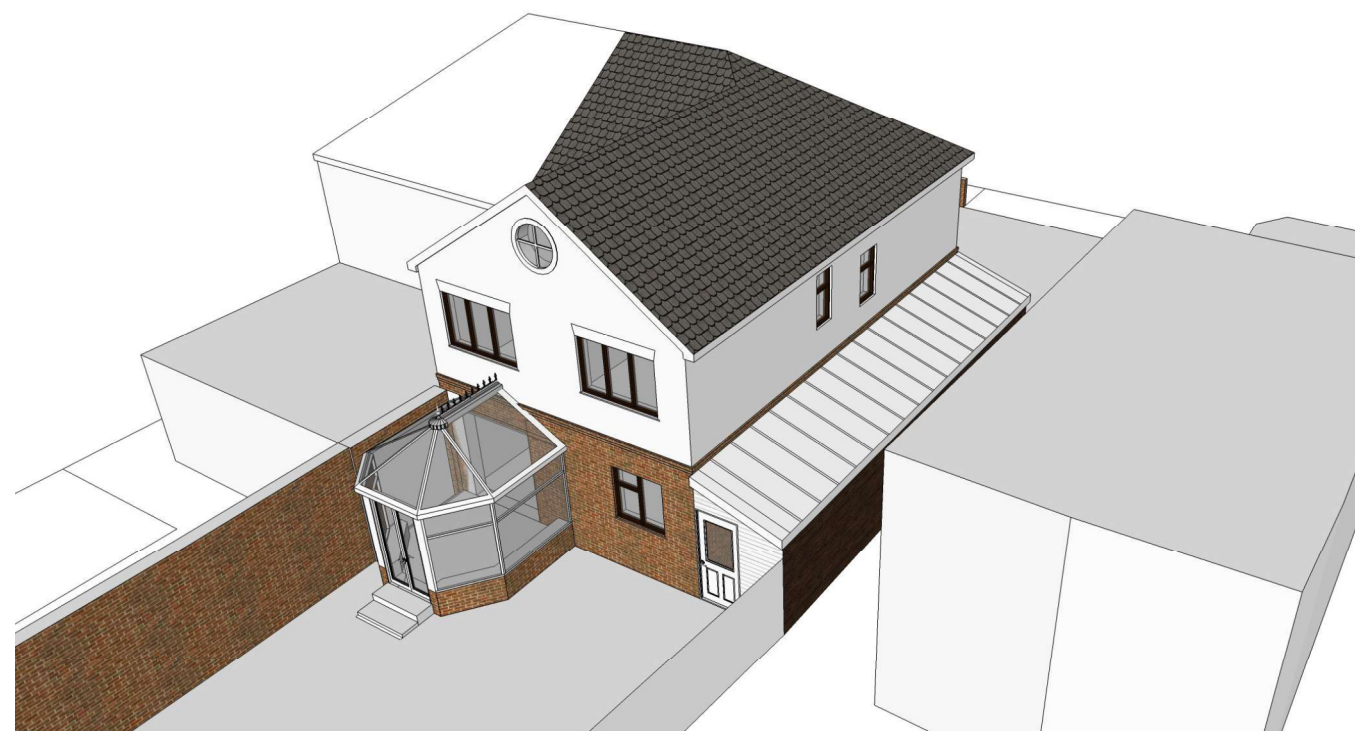
**63 HULBERT ROAD - EXISTING DWELLING - Pre 2019 Loft Extension.**



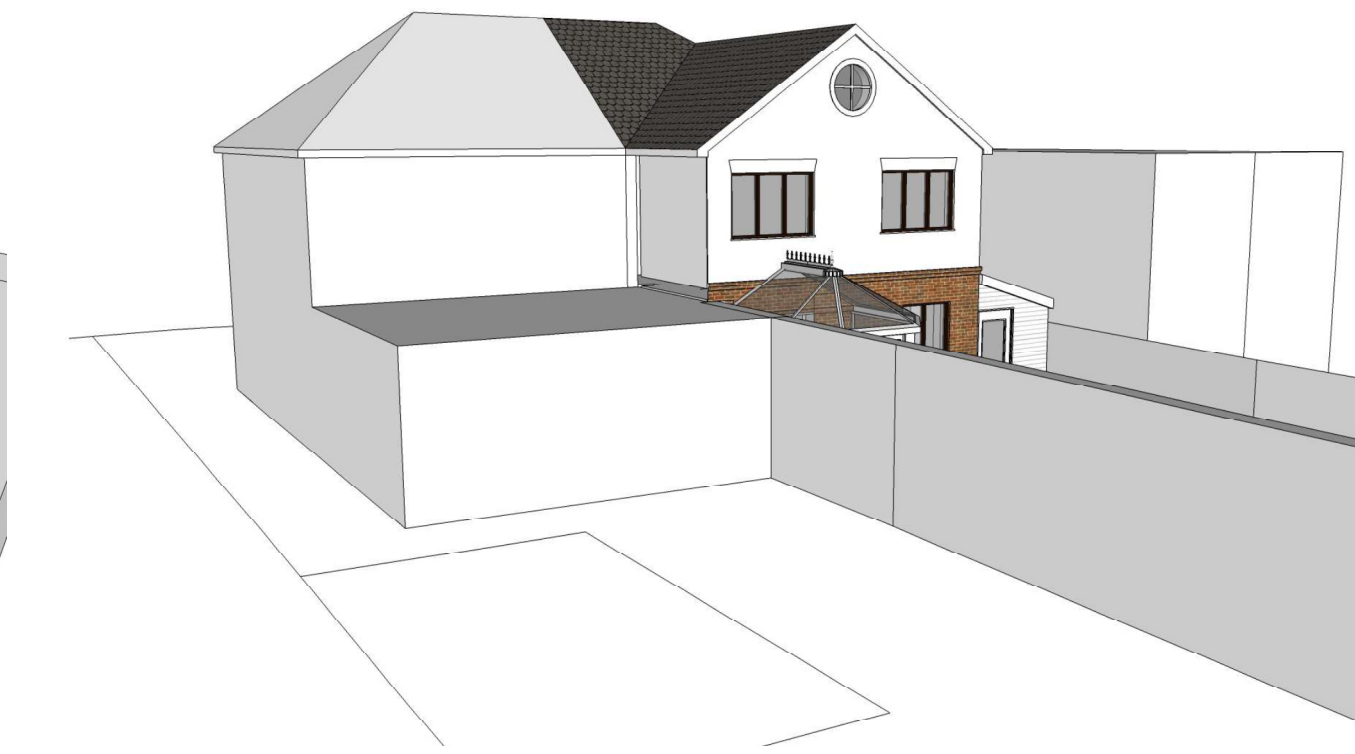
63 HULBERT ROAD - Street View From Hulbert Road Towards The North West



63 HULBERT ROAD - Street View From Hulbert Road Towards The South West

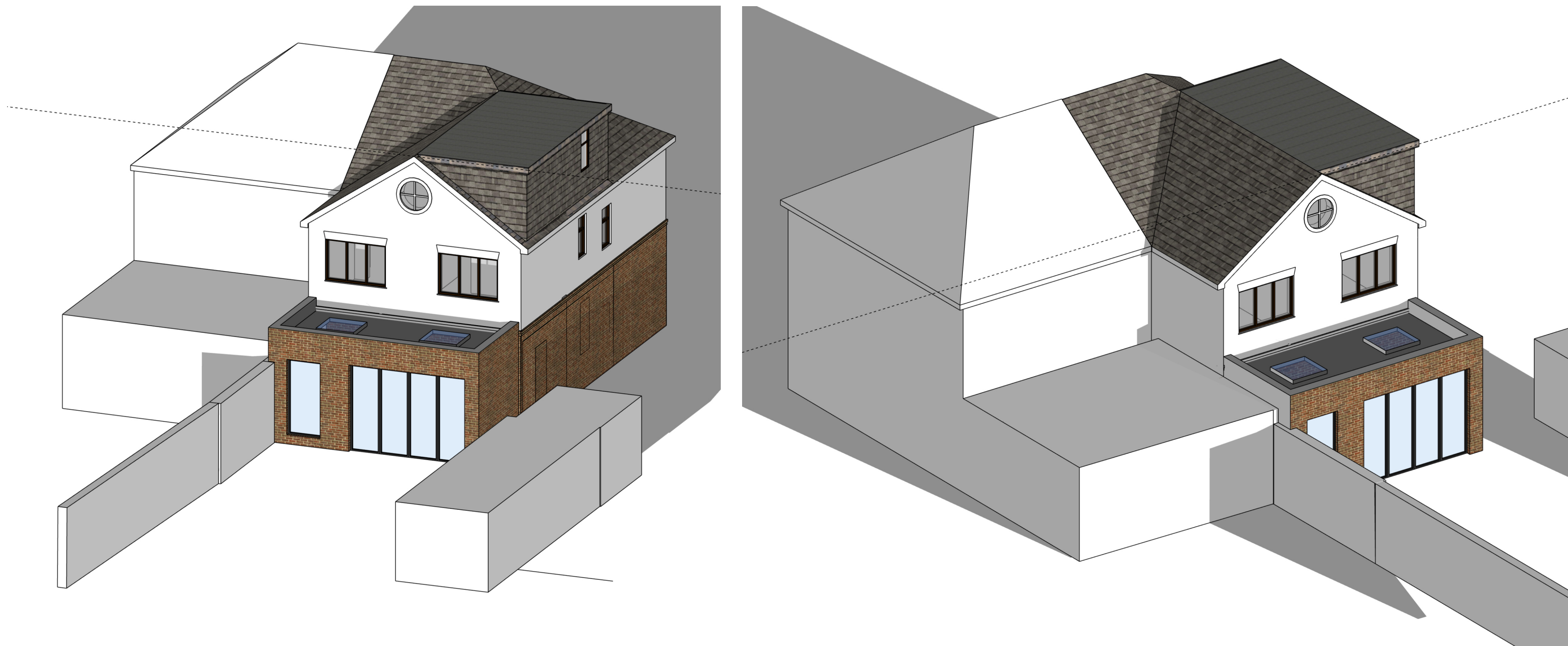


63 HULBERT ROAD - Aerial View From Hulbert Road Towards The North East



63 HULBERT ROAD - Aerial View From Hulbert Road Towards The South East

63 HULBERT ROAD - CURRENT DWELLING - Including 2019 Loft Extension and Proposed 2022 Single Storey Extension.



PROPOSED LOFT EXTENSION: Option 1 Permitted Development Rights (Class A – enlargement, improvement or alteration)

Single Storey Ground Floor Rear Extension.

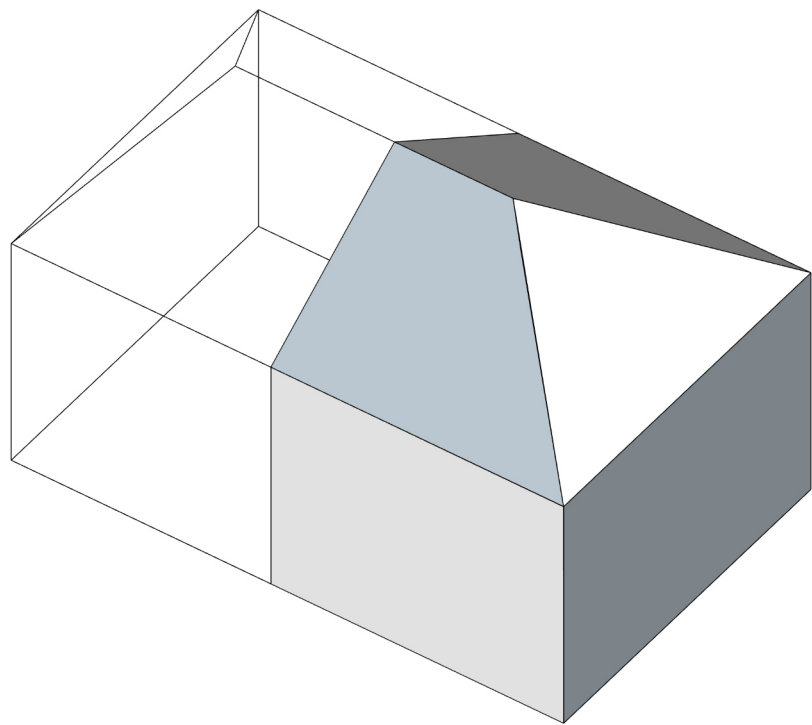


Image 1: Original House (assumed at 1948) Footprint

This provides permitted development rights for the enlargement, improvement or other alteration of a house. Under Class A the following limits and conditions apply:

A.1 Development is not permitted by Class A if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

**Response: Not Applicable.**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

**Response: Compliant.** The curtilage of the original dwelling house as of 1948 was 510m2. The current proposed extension in addition to the 1976 extension previously undertaken still only equates to 40m2 in terms of footprint and thus significantly below the 50% threshold.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

**Response: Compliant.** Single storey extension added to an existing 2 storey dwelling.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.

**Response: Compliant.** Single storey extension added to an existing 2 storey dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse.

**Response: Compliant.** Single storey extension added to the rear of the property and away from the principle elevation along Hulbert Road.

(f) the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height.

**Response: N/A.** Dwelling House is not on article 2(3) land nor on a site of special scientific interest therefore clause

(g) (i) and (g) (ii) below apply.

PROPOSED LOFT EXTENSION: Option 1 Permitted Development Rights (Class A – enlargement, improvement or alteration)

Single Storey Ground Floor Rear Extension.

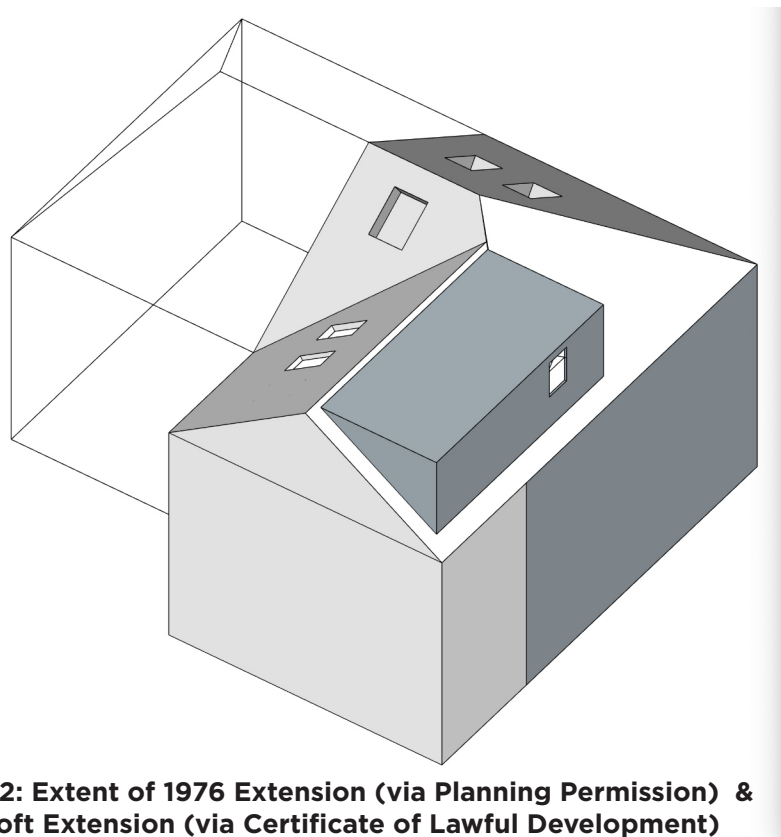


Image 2: Extent of 1976 Extension (via Planning Permission) & 2019 Loft Extension (via Certificate of Lawful Development)

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

**Response: Clause (g) (i) Compliant.** The proposed 3000mm deep single storey extension added to the rear of the property when combined with the existing 3000mm deep 1976 (two storey) rear extension will ensure that clause (g) (i) is complied with. A total of 6000mm (detached property) in additional depth has not been exceeded.

**Response: Clause (g) (ii) Compliant.** The measured ‘eaves’ height from the Ground level has been calculated in line with the flat roof diagram provided in **Clause (d)** and does not exceed 3000mm in height.

‘The eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof - the overhang and the parapet wall should be ignored for the purposes of measurement.’

h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.

**Response: Clause (h) (i) Compliant.** Single Storey extension and **Clause (h) (ii) Compliant.** Depth of curtilage sizable and ensures the line of the proposed extension is well in excess of the 7m minimum (44,500mm actual).

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

**Response: Clause (i) Compliant.** The proposed extension abuts the boundary wall of the joined semi-detached property therefore the limitation on eaves height has been complied with. Again the measured ‘eaves’ height from the Ground Level has been calculated in line with the flat roof diagram provided in **Clause (d)** and referenced above does not exceed 3000mm in height.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse.

**Response: N/A**

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

**Response: Compliant**

(k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.

**Response: N/A**

PROPOSED LOFT EXTENSION: Option 1 Permitted Development Rights (Class A – enlargement, improvement or alteration)

Single Storey Ground Floor Rear Extension.

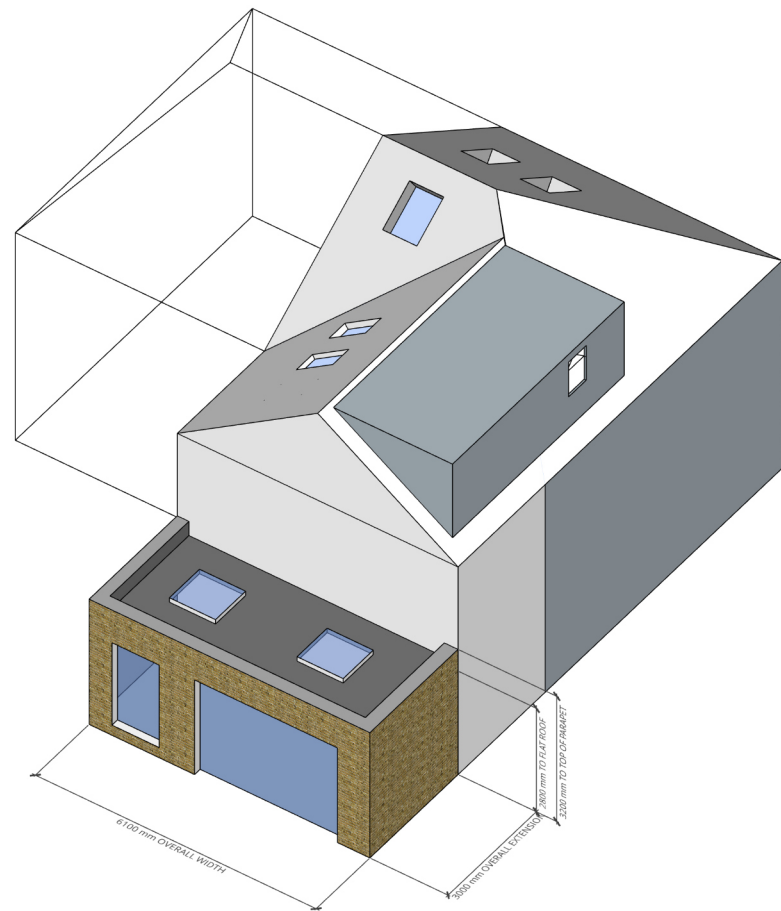
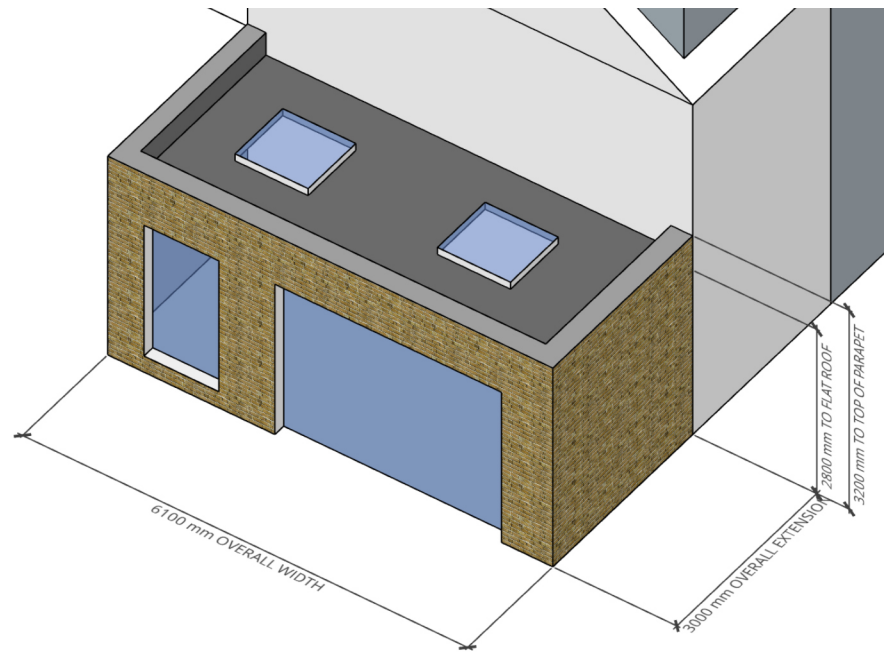


Image 2: Extent of Proposed 2022 Extension (via Certificate of Lawful Development)



A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or (ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Response: N/A

A.3 Development is permitted by Class A subject to the following conditions-

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Response: Compliant. The external walls of the extension are to be constructed using masonry materials that provide a similar visual appearance to those that are used in existing house (original 1920’s ‘orange’ Hampshire brick).

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Response: N/A

- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Response: N/A