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|-----------------|----------------------------------|---------------|-----------------|
| Site Address:   | 77 Hulbert Road, Havant, PO9 3TB |               |                 |
| Proposal:       | Single storey rear extension.    |               |                 |
| Application No: | APP/21/01177                     | Expiry Date:  | 07/01/2022      |
| Applicant:      | Mr Larder                        |               |                 |
| Agent:          | Mr Gregory                       | Case Officer: | Julie Terzoudis |
|                 | George Gregory Design            |               |                 |
| Ward:           | Bedhampton                       |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The subject site relates to a three-storey, semi-detached brick-built dwelling located at 77 Hulbert Road, in Havant. The site supports a gravel driveway and a moderately sized narrow, but long rear garden. The rear garden projects in a westerly direction away from the main house and is primarily laid to lawn. A timber garden shed is also located within the rear garden close to the rearmost elevation of the main house. The overall topography of the site is gently sloping toward the east.
- 1.2 A single medium sized mature Oak tree is growing in the rear garden at the approximate mid-point of the garden close to the southern boundary fence.
- 1.3 The locality comprises large detached two-storey dwellings with considerable front setbacks from the public highway. The street supports significant vegetation and a high number of mature trees, creating an open and spacious verdant architecture.

## **2 Planning History**

APP/17/00390 - Crown reduction on southern sector by 2-3m, varying to account for obtaining a good shape and not a flat line, 1No. Oak. Subject to TPO 0047., PERM,04/05/2017

APP/21/00815 - 1no.Oak tree subject to TPO 047 - Reduce the north, east and west laterals by 2m, reduce southern laterals back to the previous pruning points. Reduce the height by 1.5m all to suitable growth points and removal of dead branches , PERM,04/10/2021

APP/21/00852 - Single storey rear extension., UNK,

## **3 Proposal**

- 3.1 The application seeks planning permission for the demolition of the rear utility room and rear outbuilding, and for the construction of a single storey rear extension which would dog-leg the rear of the 'L' shaped dwelling, providing a newly proposed footprint of approximately 50 square metres.
- 3.2 The proposed extension would be set under a flat felt roof with a height of 3.0m, excluding the single roof lantern, and would be clad in vertical Siberian larch.

#### **4 Policy Considerations**

National Planning Policy Framework 2021  
Planning Practice guidance 2016  
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)  
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

##### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

##### Submission Version Havant Local Plan

E1\* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Arboriculturalist, Havant Borough Council**

Providing the tree protection plan and method statement are followed there will no impact on the protected Oak. No services or soakaways should be installed within the RPA of the tree and it should be noted that the pruning works proposed would need to be the subject of a separate formal application.

##### **Councillor D Guest**

No comments received.

##### **Councillor Gary Robinson**

No comments received.

##### **Councillor Mark Inkster**

No comments received.

##### **Developer Services, Southern Water**

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:  
[developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk)

Please read our New Connections Charging Arrangements documents which are available on our website via the following link:  
[southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

### **Portsmouth Water Company**

We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment.

## **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
- (iv) Tree Preservation Order (TPO)

- (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 A small single storey extension is set to the rear of the dwelling extending out to a depth of 4.6m, providing additional space for the kitchen and a small utility room. This existing extension, and the existing large rear outbuilding of approximately 23 square metres are both proposed to be demolished.

- 7.4 A replacement single storey extension would be constructed to run the width of the dwelling, extending out to a depth of 10m. Although a significant depth, the extension would match the extent of a single storey rear extension on the neighbouring property at No. 53A Hulbert. The replacement extension also proposes a flat roof at a height of 3.0m. Which, in comparison to the maximum height of the existing lean-to roof adjacent the dwelling, is a reduction of 800mm.

- 7.5 The single storey extension would remain subservient to the main dwelling and would not be considered to result in any visual amenity impacts. The extension is set to the rear of the site and would not be visible from the public realm, therefore no visual impacts would result to the existing character of the streetscene.

- 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, 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality. 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 neighbouring property at No. 53A supports a similar rear extension, equal to the depth as that proposed. The proposed single storey rear extension is minor in height and not considered to result in any overbearing or overshadowing impacts.
- 7.8 The proposal would not 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Tree Preservation Order (TPO)

- 7.9 A single medium sized mature Oak tree is growing in the rear garden at the approximate mid-point of the garden close to the southern boundary fence. The tree has been identified as a single moderate-quality (Category B) tree (T1) (Tree Preservation Order No. 047), and is growing at or within an influenceable distance of the proposal.
- 7.10 The proposal does not require the removal of any trees currently growing at the site and the formation of the proposal does not require construction within the theoretical root protection area of the retained tree population, including the TPO.
- 7.11 However, robust tree protective measures, including appropriate fencing, would be employed during development to ensure that the proposal can be formed without the risk of incursion into this area, the which of is outlined in the supporting Arboricultural Impact Appraisal, dated 5 October 2021.
- 7.12 In addition, minor tree works have also been prescribed within the appraisal to reduce tree related risk and to improve the overall form and appearance of the retained tree (T1). These works are proportional, in the interest of good tree husbandry and are prescribed as part of the ongoing management of the subject tree. It should be noted that these proposed works to the TPO tree would be subject to a formal application to the Local Planning Authority.
- 7.13 Consultation with Council's Arborist confirmed that no objection would be made to the development as proposed. A planning condition would be imposed on the approval to ensure that the development is carried out in accordance with the submitted Arboricultural Impact Appraisal and outline the requirement to inform the Local Planning Authority at the relevant stages of development.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the TPO tree 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/21/01177, 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

Existing and Proposed Floor Plans and Elevations Drw. No. HUL\_01 REV A  
Arboricultural Impact Appraisal (dated 5 October 2021)

All received 02 November 2021

**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.

- 4 Prior to any demolition, construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown on Arboricultural Impact Appraisal shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Tree Survey. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires. No services or soakaways should be installed within the RPA of the tree.

**Reason:** To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011.