
Site Address: 51 Hulbert Road, Waterlooville, PO7 7NX
Proposal: Single storey rear extension at ground floor level. Extension forwards of existing basement level garage with extended patio area and railings above.
Application No: APP/16/00657 Expiry Date: 22/08/2016
Applicant: Mr Poynter
Agent: Mr Potter Case Officer: Bee Crawford
 James Potter Associates Ltd.
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and integral basement level garage, situated in a cul-de-sac . part of Hulbert Road. It has a brown tiled pitched roof and elevations of red multibrick, with railings over the garage projection. The site is open to the front with a concrete driveway and an area of grass and shrubs. The rear garden has a patio and raised lawned area which inclines sharply to the rear (eastern) boundary and is enclosed by fencing ranging in height from 1 metre to 1.6 metres, shrubs and mature trees.
- 1.2 Detached chalet style dwellings are to the north and south, the rear garden of a property in Cavendish Drive is to the east and the site is located opposite the road. The area is of medium density with detached chalet style and two storey dwellings of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey rear extension at ground floor level. Front extension of existing basement level garage with extended patio area and railings above.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 5

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
- (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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The front garage and patio extension would be visible from the public realm, although it would be set back approximately 6 metres from the highway and it is noted a similar extension of a greater depth has been carried out at number 53 Hulbert Road. The single storey rear extension is of a modest height and the depth is approximately 0.7 metres over what could be built within the realms of permitted development. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The single storey rear extension has no side windows, and retains the 1 metre distance to the northern and southern boundaries of the property. The extension could be considered to lead to a loss of light to the neighbouring property at number 49 Hulbert Road and a 45 degree angle test indicates that the extension would fall within the overshadowing zone of the lounge french doors. However, this would still apply if it were to be built under the 4 metre limit for permitted development.

- 7.5 It should also be noted that the total height of the extension (including a 0.75 metre high roof lantern) is 3 metres and if the extension were to be constructed within the criteria of permitted development, whilst the depth would be 0.7 metres less, it could be built 1 metre higher than the proposed extension. It is considered the impact from the proposal would be significantly less than if the addition were to be built within the criteria for permitted development. The property to the south benefits from an extension of a similar depth
- 7.6 With respect to the front garage and patio extension, the adjoining properties are of a similar design and whilst there is a generous increase in the depth of the garage, due to its lower level setting it is considered any impact on the neighbouring properties would be negligible. There is a distance of 2 metres from the northern elevation of the property at number 53 and 7.2 metres from the southern elevation of number 49.
- 7.7 It is therefore considered that the proposal would not lead to any overlooking, or appear overbearing, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00657 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 16033-PL-001 Location and proposed block plan
Drg No. 16033-PL-002 Existing and proposed ground floor plan
Drg No. 16033-PL-003 Existing and proposed first floor and garage plan
Drg No. 16033-PL-004 Existing elevations plan

Drg No. 16033-PL-005 Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.