
Site Address:	100 Hulbert Road, Havant, PO9 3TG		
Proposal:	Raising of roof height to provide first floor living accommodation; two storey front extension; single storey rear extension.		
Application No:	APP/15/00356	Expiry Date:	19/07/2015
Applicant:	Mr Holdway	Team:	Team 1
Agent:	Mr S Reading	Case Officer:	David Eaves
	Holman Reading Partnership		
	llp		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the north east of a small 'slip road' off Hulbert Road in an area of mixed residential development comprising mainly semi-detached two storey properties but with the application site and 102 to the north east being bungalows. There are a number of important trees particularly on land between the slip road and Hulbert Road resulting in the area having a pleasant character and visual appearance.

The application site itself is currently occupied by a modest bungalow with a hipped main roof and front small gable. To the rear there is a low double pitched roof. The front garden provides a drive with a narrow access to the south east side of the building to an existing rear garage. There is a substantial rear garden with properties beyond set in excess of 40m off the existing bungalow.

2 Planning History

None recent

3 Proposal

The proposal is to significantly extend the existing bungalow by increasing the footprint to front (1.5m) and rear(3m) and providing a first floor by raising the ridge height (from 5.65m to 7.1m to ridge).

The extended building would include a front gable and lower 'catslide' roof to the front. There would be half hipped gables to either side and a rear gable with flat roofed single storey extension to the rear.

Whilst this application is an extension to the existing building (with part of the existing building retained and incorporated into the proposal) the application in terms of the works proposed is tantamount to a replacement dwelling and in terms of its impact has been assessed as such in terms of the impact on the character of the area.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

Building Control

There is a foul water public sewer within 3m of both extensions

Southern Water

It appears that the developer is intending to build over/close to a public sewer which is crossing the site. Building over/close a "public sewer" is not normally permitted by Southern Water.

However, under certain circumstances building over/close a sewer may be allowed. A formal application to build close to the sewer will required to be submitted by the applicant.

Informative requested.

Officer Comment:

Informative attached.

Development Engineer - Highways

The Highway Authority has no adverse comment to this application.

Hampshire Biodiversity Information Centre

Within 50m of Protected and Notable Species - Pipistrelle Bat- Pipistrelle Bat species roost.

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: 1

Summary:

garage is proposed at the front of the house directly onto the lane which is out of keeping with the rest of the lane and will spoil the 'look' of the lane. All buildings in the lane are set back and the frontages of all

buildings are the same distance from the lane

Comment:

The garage proposal has now been removed from the proposed development.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on drainage infrastructure
- (v) Impact on biodiversity
- (vi) CIL

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The area is mixed in terms of dwelling types, heights and sizes, with many semi-detached two storey dwellings nearby. The immediate neighboring properties No's. 98 and 96 are of two storey height. The property No. 102 is a bungalow. The proposal when viewed from the road would incorporate a gable which is a feature of nearby dwellings. The existing building width would be maintained so that gaps between buildings would be maintained. The bulk of the building is further broken up by the incorporation of a catslide roof feature into the front elevation. The whole site is set well back from Hulbert Road itself such that there would only be significant short distance views of the building from the 'slip road'. It is considered that the building would have an acceptable and attractive appearance from public vantage points.

The new building would be relatively deep but there would be restricted public views of the side elevations. The visual bulk of the side elevations is broken up by the use of brick and render elements.

To the rear the building would have a traditional gable and flat roofed single storey addition. This is considered to have an acceptable appearance.

Overall the development is considered to be appropriate to its context and would have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The main impacts from the development are considered to be to No's 98 and 102 Hulbert Road and to 87-91 St Michael's Road.

No.98 is a two storey house with a side attached single storey garage forming part of the common boundary between the two properties and side single storey extension set closest. This property has 4 obscure glazed windows facing the application site.

The proposal retains the gap of approx. 2m between the flank wall of the application building and No.98.

The proposal includes 3 additional side windows facing No.98, 2 at ground floor level and 1 at first floor. The first floor window would serve a bedroom but would face the flank wall of No.98. It is not considered that any overt overlooking would result from the proposal. Whilst the mass and bulk of the building would be increased when viewed from No.98 the impact is limited by the gap between properties, and the fact that the main part of No.98 is set off the boundary.

No.102 is a bungalow with a front bay window and 2 obscure glazed windows in the flank elevation facing the application site. No.102 is set off the boundary. The proposed extension would not significantly project beyond the rear of No.102. There are no additional windows proposed in this elevation of the building. Whilst there would be an increase in mass and bulk when viewed from No.102 and a reduction in light this is not considered sufficient to warrant a refusal of planning permission.

The properties to the rear in St Michael's Road are set in excess of 40m off and whilst there are new first floor windows facing, the separation distances are sufficient to mitigate any overlooking.

Overall the proposals are considered to have a limited and acceptable impact on neighbours residential amenities.

(iv) Impact on drainage infrastructure

The development is understood to be located close to or over a public sewer crossing the site. An informative about possible requirements for the applicant from Southern Water is included in this recommendation. Any impact on the sewer would need to be taken into account by the applicant.

(v) Impact on biodiversity

HBIC have identified bat roosts within the vicinity, an informative in relation to wildlife regulations is attached, however, it is considered unlikely that biodiversity would be impacted by this development.

(vi) CIL

The floorspace of the extension does not exceed 100sqm therefore the development is CIL exempt.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principle, and would have an acceptable impact on the character and appearance of the area and neighbours residential amenities. Drainage infrastructure will need to be protected during the development and it is unlikely that there would be any harm to protected species.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00356

(A) subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Unless otherwise agreed in writing with the Local Planning Authority, the external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

3 The car parking and turning area shall be constructed in porous materials unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that surface water runoff is contained within the site and to avoid off site flooding having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans and Elevations as Existing and Proposed Drawing No. 8441-01 rev D

Reason: - To ensure provision of a satisfactory development.