
Site Address:	73 Hulbert Road, Havant, PO9 3TB		
Proposal:	Demolition of existing single storey rear conservatory and construction of 2 storey rear extension.		
Application No:	APP/15/00372	Expiry Date:	27/05/2015
Applicant:	Mr & Mrs I Kingswell	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the west side of Hulbert Road and comprises a two storey semi-detached dwelling of brick construction with hipped slate roof. To the rear of the dwelling is a hard base for a conservatory that has recently been removed. Within the 40m deep rear garden is a detached metal shed; whilst at the far end of the rear garden is a brick built annex. The rear garden is enclosed by close boarded fencing 1.4-1.8m in height.

The front of the site is covered in gravel and used for on-site parking, with vehicular access onto Hulbert Road.

The area is residential in nature made up of detached and semi-detached dwellings single storey and two storeys in height.

2 Planning History

GEN/15/00118 - Two storey rear extension. Principle acceptable - 11/02/2015.

3 Proposal

Planning permission is sought for the erection of a two storey rear extension with pitched roof. The extension would measure: 4.5m in depth, 5m in width, 5.8m to eaves height and 7.2m to ridge height (1m lower than the ridge height of the host dwelling).

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 on the character and appearance of the area
- (iii) Impact on neighbour amenity

- (i) Principle of development

The site lies within the settlement area of Havant where residential development is considered acceptable in principle subject to the normal material planning considerations detailed below.

- (ii) Impact on the character and appearance of the area

The character of this part of Hulbert Road is one of established residential development of mixed type, and generally with a highway frontage and long rear gardens. The application site is consistent with this character.

The proposal is located to the rear of the existing dwelling house and will not be readily visible from the streetscene. Notwithstanding its lack of visibility from the public domain it is considered that the design of the extension is such that it will form a subservient and cohesive element to the existing dwelling house.

The proposal suitably respects the existing character and appearance of the area and would be in keeping with similar developments in the immediate area. The development would therefore accord with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy.

- (iii) Impact on neighbour amenity

The two storey rear extension would have a depth of 4.5m and eaves height of 5.8m. The extension would be set in 1m from the shared boundary with 71 Hulbert Road (the

adjoining two storey semi-detached dwelling) and 1.5m from the shared boundary with 75 Hulbert Road (a detached bungalow). Although the separation distance between the extension and 75 is 5.5m.

It was noted on site that immediate neighbour 71 had a single storey rear extension approximately 2m in depth, whilst a detached garage was positioned within the rear garden of 75, but on the shared boundary adjoining the location of the proposed extension.

Whilst there are two windows in the flank elevation of the bungalow of 75 Hulbert Road facing the application site, the spacing between the bungalow and the development proposal would ensure that sufficient light is provided to these windows.

Having regard to the separation distances and existing built form outside of the application site it is considered that the two storey rear extension proposed would not, on balance, be unacceptably harmful to neighbour amenity and would not encroach within the 45 degree line for assessing loss of light or overshadowing of ground or first floor windows. No objections have been received from either neighbour.

It is noted that there is a proposed first floor window in the flank elevation of the existing dwelling to serve bedroom two. Whilst this would allow for some views towards the north there would be no direct views into the neighbouring bungalow of 75 with sufficient private areas retained within the rear garden (aided by the screening of the detached garage of 75). No objection is therefore raised to the inclusion of this bedroom window.

The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

8 Conclusion

It is considered that the proposed two storey rear extension would not be unacceptably harmful to the character and appearance of the area or neighbour amenity. The development is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00372

(A)

(B) 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 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250

Block Plan 1:500

Proposed Floor Plans and Elevations dated 20/03/15 Rev.A (dated stamped 01 April 2015).

Reason: - To ensure provision of a satisfactory development.