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|-----------------|-----------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| Site Address:   | 49 Hulbert Road, Havant, PO9 3TB                                                                                            |               |               |
| Proposal:       | Demolition of existing sun lounge and detached single timber garage and erection of single storey rear and side extensions. |               |               |
| Application No: | APP/16/00477                                                                                                                | Expiry Date:  | 01/07/2016    |
| Applicant:      | Mr & Mrs J Barton                                                                                                           |               |               |
| Agent:          | Mr B Harding                                                                                                                | Case Officer: | Emma Chisnall |
|                 | B H Architecture Ltd                                                                                                        |               |               |
| Ward:           | Bedhampton                                                                                                                  |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

49 Hulbert Road is a large detached dwelling constructed of red brick walls with a concrete tiled roof. The dwelling is on level ground, is set away from the curtilage boundaries and has a single storey conservatory to the rear which will be demolished as part of the proposal. The amenity space to the rear of the dwelling is substantial in size and is part hard-surfaced with the remaining ground as lawn. The rear boundary is made up of hedging and trees at an adequate height which provides ample screening and privacy to the rear amenity space.

To the south (side) of the dwelling the amenity space is hard-surfaced and has a shared boundary with No 47b that is part hedging approximately 1m high and part fence around 1.5m high. Along this boundary towards the back of No 49 there is a large shed situated which has an additional out-house/type shed behind it which provides some additional screening. The ground level drops slightly to No.47b from the application site.

Along the north (side) boundary the boundary is around 2m high, part of which forms a similar style shed which belongs to No 51. The front amenity space of No 49 is moderate and hard-surfaced for the provision of parking three cars.

## **2 Planning History**

98/63432/000 - Ground floor and two storey rear extension, dormers to rear to provide roofspace accommodation and pitched roof to front porch., PERM,21/09/1998

## **3 Proposal**

Demolition of existing sun lounge and detached single timber garage and erection of single storey rear and side extensions.

## **4 Policy Considerations**

National Planning Policy Framework

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

Havant Borough Design Guide Dec 2011

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

**Summary:** 1 representation received from No 51 confirming having no objections to the proposal.

## **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 of the area
- (iii) Impact upon residential amenity

### **(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. The extension is considered to be moderate in size and at single storey should not appear obtrusive. No 49 have the amenity space to accommodate the proposed works and as the dwelling is located in the built up area it is not considered it would look out of place.

### **(ii) Impact upon the character of the area**

Hulbert Road contains a mix of dwellings that range in size, design and height. No 49 sits between a taller detached dwelling to the north and a smaller bungalow dwelling to the south therefore there is quite a varied streetscene and not a uniform pattern of dwellings. There are other similar examples of development along Hulbert Road which should ensure the proposed works to No 49 would not look out of place nor stand out.

The rear extension will involve the removal of the existing conservatory and extending out to the rear of 49 with solid walls. Although it is a long extension it is not considered it would cause a significant negative impact to the character of the area as the extension would be hidden from the public realm and not viewable from the streetscene.

The proposed side extension is single storey and will be set off the boundary which should make it appear subservient to the dwelling and not obtrusive or bulky. From the front of the dwelling the proposed works would appear as a garage and is not considered that this would look out of place nor detract significant character from No 49.

Both extensions will be built in matching materials to that of the existing dwelling which will help the proposed works to look in keeping. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

The proposed works are considered to be long in length however it is considered they should not impact the residential amenities of neighbouring properties significantly as they will be set off the boundary along both elevations. This coupled with the screening in place should soften the outlook of the proposed works from the neighbouring dwellings.

The rear extension will involve the installation of windows along the west elevation which will look out to the garden and should not lead to over-looking or a loss of privacy to neighbours due to the position and size they are proposed to be on the elevation.

New doors are proposed along the north (side) elevation which has a shared boundary with No 51. The neighbours have expressed that they have no concerns with the proposal and it is the opinion of the case officer that the installation of three doors should not detract significant residential amenity from No 51 as there is adequate screening in place to protect privacy levels and prevent over-looking. As the extension will not extend past the existing north elevation and will be set away from the boundary, it is not considered the proposed works would appear bulky or obtrusive to the neighbours.

The neighbouring dwelling to the south side of No 49 (No. 47b) will be in closer proximity to the dwelling and the proposed side extension however due to the existing development in place it is not considered the proposed size of the extension would contribute significantly to a bulkier or more obtrusive outlook. The extension is proposed to be set away from the boundary line and does not propose the addition of windows or doors which could have impacted privacy levels but instead will protect privacy levels and ensure the neighbours at No 47b would not be over-looked.

## **8 Conclusion**

49 Hulbert Road has adequate amenity space for the proposed rear and side extensions. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwellings and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the

requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00477 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 Compulsary 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:

Existing Floor Plans, Location and Roof Plan: Drawing No 1A  
Existing Elevations, Proposed Roof Plan, Block Plan and Site Section:  
Drawing No 2A  
Proposed Floor Layout and Elevations: Drawing No 3A

**Reason:** - To ensure provision of a satisfactory development.