
Site Address:	18 Hulbert Road, Waterlooville, PO7 7NT		
Proposal:	Single storey rear extension and attached garage.		
Application No:	APP/16/00433	Expiry Date:	22/06/2016
Applicant:	Mr Cockburn		
Agent:	Mr I Marshall	Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 18 Hulbert Road is a detached chalet style property located to the south of the main Hulbert Road, and east of Waterlooville Town Centre. The houses along this section of road are all detached houses in good size plots and vary in styles.
- 1.2 The ground level of the application site sits approximately 0.7m lower than the ground level of No. 16 Hulbert Road.
- 1.3 The property currently benefits from a detached garage and driveway for three cars.

2 Planning History

- 2.1 No planning history

3 Proposal

Single storey rear extension with a maximum height of 5.7m and attached garage.

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

Estates Team

The Estates Team have no comment in respect of this proposed development

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: 1

Summary: The proposed development by its design mass and bulk would result in an un-neighbourly and out of character form with its height and depth extending beyond the current building line of properties in the street.

The full height of the pitched roof (7m) would be detrimental to the visual outlook and amenities of our property. *The building line of the rear of properties is not a planning consideration. The full height of the proposed extension is 5.7m and not 7m as mentioned in the representation letter. To assess whether the extension will have a detrimental affect on the amenity of the occupiers of the neighbouring property a 45 degree light test has been carried out.*

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 streetscene
- (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.

(ii) Impact upon the streetscene

The attached garage is the only part of the proposal that will be visible from the streetscene. The front of the garage will be set 19m back from the highway, and will be replacing the current garage which is in a poor state of repair. It is therefore considered that the proposal will not have a detrimental affect on the streetscene and will comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

Once the proposed extension has been erected, the length of the garden will be 28m and therefore will not be detrimental to the occupiers of the property to the north. To the east of the application site is No. 20 Hulbert Road which is a large detached house with front and rear dormers. There are no windows within the west elevation of No. 20, and although the proposal may result in loss of some evening light, this would not be significant enough to refuse the application.

The occupiers of No. 16 Hulbert Road have expressed concerns that the extension would have a detrimental effect on their visual outlook and the amenities of their property, particularly with the extension having a pitch roof height of 7m. After measuring the submitted plans it was confirmed to the occupiers of No. 16 that the maximum height of the extension was 5.7m and not 7m.

The ground level is approximately 0.7m higher than the ground level of the application

site. Furthermore, there are no windows in the east elevation of No. 16 and therefore the proposal would not cause a loss of light to any rooms along this side of the house.

The original Block plan submitted showed the extension would extend 6.5m from the original dwelling. This was incorrect and should have shown this to be 6m and an amended plan was received.

In accordance with the details as described within the Borough Design Guide, a 45 degree line was drawn diagonally down from the near top corner of the proposed extension. An angle of 45 degrees was then drawn on the plan from the back of the extension back towards the rear elevation of No. 16. Although the point at which these two lines crossed did show that the loss of light would affect more than half of this window, and would usually result in the refusal of such an application in terms of loss of light, consideration had to be taken into the difference in height level of the two properties (0.7m), and having adjusted the line back 0.7m the impact line clearly showed that it would not be at the centre of the window and therefore the impact of loss of light to the window would not be significant enough to warrant a refusal of this application.

8 Conclusion

After concluding that the extension would not result in a detrimental affect on the light of the occupiers of No. 16 Hulbert Road, and considering all the tolerances of policy CS16 of the Havant Borough Core Strategy 2011, and the Havant Borough Design Guide, this application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00433 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:
Location plan - received 27.04.16
Revised block plan - received 13.07.16
Proposed ground floor layout - received 27.04.16
Proposed elevations - received 27.04.16
Existing elevations - received 27.04.16
Site layout plan - received 01.07.16
Reason: - To ensure provision of a satisfactory development.