
Site Address:	109 Hulbert Road, Havant, PO9 3TD		
Proposal:	Single storey rear and side extension.		
Application No:	APP/16/00402	Expiry Date:	05/07/2016
Applicant:	Mr Andrew Graham		
Agent:		Case Officer:	Karen Wooden
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey detached dwelling with two storey front projection with hipped roof. There is an integral garage to the side with cat slide roof linking it to the main roof form of the dwellinghouse. The site benefits from on site parking to the front with vehicle access onto Hulbert Road; the frontage featuring little in the way of natural screening such that the dwelling is clearly visible from the public domain.
- 1.2 The immediate area is predominantly residential in nature with this section of Hulbert Road (i.e. the south side leading from its junction with Newbarn Road) characterised by similar style and design detached dwellings. To the north of the site, on the opposite side of Hulbert Road, is a small woodland area, beyond which are residential dwellings. To the south of the site lie detached bungalows in Chestnut Avenue. These lie on rising ground with consequent views over the rear elevations of Hulbert Road properties.

2 Planning History

APP/14/00837 - Application for a Certificate of Lawful Development relating to proposed hip to gable enlargement of roof., REF,09/01/2015
APP/15/00094 - Application for Lawful Development Certificate relating to alterations to roof. (Resubmission of Application APP/14/00837)., REF,24/03/2015
APP/15/00733 - Application for Lawful Development Certificate relating to dormer in side roof. (Second re-submission)., REF,20/08/2015
APP/15/01391 - Application for Lawful Development Certificate relating to dormer in side roof. (Third re-submission)., PERM,10/02/2016
APP/16/00661 - First floor side extension. , Application is yet to be determined

3 Proposal

- 3.1 Single storey rear and side extension.

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

No consultations required

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

a) Concern raised that the plans do not show the previous application which issued a Certificate of Lawful Development in relation to a proposed side dormer.

Although a Certificate of Lawful Development has been issued, no building work in relation to this has commenced and therefore it should not be shown on the plans for this application. This information was confirmed to the representee.

b) Concerns relating to the sewerage pipes as these are shared with the occupiers of 111 Hulbert Road.

This is a Building Control matter and an informative should be included to this regard to advise owners.

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

7.2 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

- 7.3 The proposal is set away from the streetscene of Hulbert Road and as such will not have any significant impact visually on the character and appearance of the area.
- 7.4 Notwithstanding the above, the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 The representation letter received was not objecting to the principal of the extension, or concerned with regard to a negative impact on their amenity. The application site benefits from fencing measuring a minimum of 1.8m on both the south east and north west elevations. To the rear of the property to fencing is lower but there is a distance of approximately 30m between the proposed extension and the property to the rear.
- 7.6 It is considered that the development would not cause unacceptable harm to the amenity of the neighbours through loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the Havant Borough Core Strategy 2011.

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/16/00402 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 18.04.16
Photographs - received 18.04.16
Existing side elevation - received 10.05.16
Existing side elevation (2 of 2) - received 10.05.16
Existing rear elevation - received 10.05.16
Existing floor plan - received 10.05.16
Proposed floor plan - received 10.05.16
Proposed side elevation (1 of 2)- received 18.04.16
Proposed side elevation ((2 of 2) - received 18.04.16
Proposed rear elevation - received 18.04.16

Reason: - To ensure provision of a satisfactory development.