
Site Address: 115 Hulbert Road, Havant, PO9 3TD
Proposal: Two storey side extension; single storey front and rear extensions; loft conversion incorporating roof alterations and rear Juliet balcony to allow living accommodation at second floor level.
Application No: APP/13/00430
Applicant: Mr D Chatfield
Agent: Mr D Treagus
Ward: Bedhampton

Expiry Date: 10/09/2013
Team: Team 1
Case Officer: Stephen Andrews

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey detached dwelling with two storey gable front, single storey rear extension, and integral garage with cat slide roof to the south east elevation. 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. Immediately adjacent to the west of the site is a car sales area. 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

None

3 Proposal

- 3.1 Planning permission is sought to extend the dwelling at a two storey level at the side, with front facing eaves level dormer, single storey front extension, single storey rear corner extension and conversion of the roof space with the insertion of a rear and side facing roof lights and the creation of Juliet balcony in the rear roof slope at second floor level.
- 3.2 In so doing, the side extension will lie marginally closer to the side boundary (approx. 300mm closer) than the existing garage, and features a ridge height coincident with that of the existing property.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Havant Borough Local Plan (Core Strategy) 2011

CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No objection subject to the provision of three on site spaces

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: 0

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

(i) Principle of development

7.2 The site lies within the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 To the north of the site (on the opposite side of Hulbert Road) is a small woodland and to the west is a large car sales area. Consequently the principal residential properties that would be impacted by the development are the neighbouring 113 Hulbert Road to the east and the dwellings of Chestnut Avenue towards the rear of the site (south).

7.4 With regard to the former, the proposed side extension would be located close (within approximately one metre) to the side boundary of the adjoining neighbour at No. 113 Hulbert Road. However, it was noted that there are no windows in the flank elevation of No. 113 and the flank elevation of the development facing No. 113 only proposes

three ground floor windows and a roof light in the converted roof space, the latter of which would serve an en suite bathroom.

- 7.5 The two storey addition would be in line with the two storey depth of the existing dwelling, with the single storey rear corner extension projecting 3.7m from the two storey section of the dwelling. It is considered that despite the proximity of the built form to the side boundary, in the absence of side facing habitable openings in No. 113 and given the fact that the single storey extension would be of a scale that is considered to be acceptable in respect of the proximity to the side boundary, the extensions proposed would not result in unacceptable harm to the residential amenities of this property.
- 7.6 With regard to the impact of the side addition on Chestnut Avenue, the boundary of the application site with the dwellings to the rear would be some 25m from the proposed extension works with good screening between and as such they would be unaffected by this element of the proposal.
- 7.7 With regard to the second floor rear roof addition, the proposed Juliet balcony would undoubtedly allow for extended views of the area. However, the rear boundaries of the dwellings in Chestnut Avenue to the rear of the site are some 25m away from the application property, with sporadically positioned trees within neighbouring gardens that offer a screen between the application site and neighbours to the rear. Dwelling to dwelling distances of some 40m are achieved, and this, coupled with the rising ground that the adjacent bungalows lie on, would mitigate the impact of the second floor addition to an acceptable degree, particularly when having regard to the more modest separation distances advocated in the adopted Borough Design Guide.
- 7.8 It is possible that there would be some overlooking of the garden area of No. 113 Hulbert Road however the outlook towards the rear is an accepted relationship and would not therefore result in unacceptable levels of overlooking or loss of privacy to this neighbour.
- 7.9 Having regard to the above information it is considered that the development would not result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 insofar as it relates to neighbour amenity.

(iii) Impact on the character and appearance of the area

- 7.10 The residential street scene along this part of Hulbert Road is distinctly characterised by similar style and appearance two storey detached dwellings. A key notable feature of the dwellings is that on one side they are a full two storeys whilst on the other side the dwellings have a cat slide roof. The neighbouring property then mirrors this design thus creating a distinct pattern whereby the dwellings are two storeys side to side and then cat slide roofs side to side. This not only creates an attractive and distinctive pattern and built form but enables a form of openness and spacing within the street scene which, coupled with the established trees and hedges along much of the road, reinforces the 'semi-rural' character of the suburb noted in the Townscape Character Assessment of the area contained within the Borough Design Guide.
- 7.11 In the case of No.115 Hulbert Road, the absence of natural screening from the front and side boundaries results in the built form of the dwelling, and its relationship with No.113 Hulbert Road adjacent, being highly visible in the street scene.

- 7.12 In this context, the proposed two storey side extension, which has the same depth and height as the host dwelling and would encroach approximately 300mm closer to the boundary with No.113 Hulbert Road, would see the removal of the cat slide roof and the extension of the dwelling at a two storey height across much of the width of the plot. It is considered that this has significant implications for the visual amenity and appearance of the street scene and if replicated could have a damaging effect on the prevailing character of this section of Hulbert Road and its overall attractiveness.
- 7.13 In this regard, the development proposes a two storey extension, of a height consistent with that of the host dwelling, that would see the substantial loss of much of the space to the side and a clear break in the uniformity and character of the street scene. The Borough Design Guide recommends, when considering side additions to existing dwellings (para 5.37), to seek a subservient form of extension as this aids in creating a reduced built form, with a clear break between the extension and host dwelling, and in this case some form of spacing between the two storey development and the side boundary. The Design Guide also explains that it is important to retain gaps between buildings, as these help form the pattern of development in an area and influences local character (para 5.38).
- 7.14 In this case it is considered that the impact of the scale of the extension proposed on the open and spacious gap created by the adjoining cat slide roofs would be significant and would set a clear precedent for other householders to follow. The significant erosion of this spacing would materially alter the appearance of the street scene and would be damaging to the visual amenity and character of this section of Hulbert Road which is acknowledged in the Townscape Character Assessment. As such the proposed development can be seen to pay insufficient regard to local context and the characteristics of the locality - two aspects specifically required by Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.14 Having regard to the above information it is considered that the development would conflict with the principles and requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the design objectives of the National Planning Policy Framework, 2012, as well as the supplementary guidance of the Borough Design Guide (2011) which is a material planning consideration.

8 Conclusion

- 8.1 The development by reason of its height, width and proximity to the shared boundary with No. 113 Hulbert Road would result in an incongruous form of development that would materially harm the distinct character and pattern of the street scene and lead to a loss of space and openness between the application property and the neighbouring dwelling to the detriment of the visual amenity and character and appearance of Hulbert Road.
- 8.2 Further the proposal would set an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Hulbert Road which would significantly alter its prevailing character and appearance. The application is therefore recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/00430 for the following reasons:

- 1 The development, by reason of its height, width and proximity to the shared boundary with No.113 Hulbert Road, would result in an incongruous form of development that would materially harm the distinct character and pattern of the street scene and lead to a loss of space and openness between the application property and the neighbouring dwelling to the detriment of the visual amenity and character and appearance of Hulbert Road. Further the proposal would set an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Hulbert Road which would significantly alter its prevailing character and appearance. The development therefore conflicts with the principles and requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012, and the guidance contained within the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011.