
Site Address:	25 Hulbert Road, Waterloooville, PO7 7NX		
Proposal:	Single storey side extension and new front porch.		
Application No:	APP/15/00461	Expiry Date:	22/06/2015
Applicant:	Mr & Mrs Parry	Team:	Team 2
Agent:	Mr S Phillips	Case Officer:	Bee Crawford
	SCP Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached flat roofed double garage, situated on the corner of Hulbert Road and the new development of Gardener Close. It has a brown tiled pitched roof and elevations of red multibrick with a front tile hung section. There is an east/west incline to the road, although the site is level with vehicular access to the front. The southern and western front boundaries are open with a 2 metre high hedge to the eastern boundary. The rear garden is mainly laid to lawn with areas of shrubs, trees and a greenhouse. There is a 2 metre high hedge to the eastern boundary and 1.8 metre high fencing to the northern and western boundaries.
- 1.2 Two storey detached properties lie to the east and west of the site, a new development of two storey terraced properties are to the rear and a high hedge with Hulbert Road dual carriageway beyond is opposite. The area is of medium density with a mixture of two storey detached and terraced properties of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a new porch to the front and a single storey side (east) extension. The porch is 1 metre in depth, 2.34 metres in width with a pitched roof of 2.6 metres to the eaves and 3.8 metres to the ridge. The side extension is 3.7 metres in depth, 2.2 metres in width with a mono pitched roof and rooflight of 2.5 metres to the eaves rising to 4.2 metres. The development also includes a single storey rear extension which falls within the criteria for permitted development.

4 Policy Considerations

National Planning Policy Framework

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

It is unlikely that the proposed development will impact on the trees, therefore no arboricultural conditions are required for this application.

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: 9

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed new porch and part of the side extension would be visible from the public realm, however the property is set back from the road by approximately 7 metres and the side addition is situated behind the garage. The roof angles of the development are similar to that of the existing roof. It is considered that the proposals would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extensions are deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The proposal would be visible from the neighbouring properties and the porch is to replace the existing flat roof canopy, which is a continuation of the garage roof with an increased projection of 0.3 metres. There are no windows in the side elevations of the porch. The side extension is on the east elevation of the property and due to its location would only be slightly visible from the property at number 23 Hulbert Road.

There is a side window and rooflight on the east elevation of the extension, although it is 2.5 metres from the boundary which has good screening and the neighbouring property is across the road, approximately 10 metres away. It is therefore considered that the proposals are unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00461 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

Block plan

Drg No. 3654- 1/1 Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.