
Site Address:	45 Hulbert Road, Havant, PO9 3TA		
Proposal:	Two storey rear extension.		
Application No:	APP/13/01270	Expiry Date:	12/02/2014
Applicant:	Mrs S Jones	Team:	Team 1
Agent:	Mr M Willenbruch	Case Officer:	Heather Lealan
	PDP Architecture llp		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the west side of Hulbert Road and comprises a detached house with relatively long rear garden. The site lies within the built up area and is surrounded by residential development. The adjacent property to the south (43 Hulbert Road) is a detached chalet bungalow with a kitchen window in the side elevation. The property at No. 43 Hulbert Road is sited approximately 1m from the side boundary which comprises 1.8m high close boarded fencing. The existing dwelling within the application site is a two storey detached dwelling house. The dwelling to the north of the site, No.47 is a detached single storey dwelling.

2 Planning History

03/65928/000

Outline Application for the demolition of the existing garage and erection of a single storey dwelling utilising the existing access to Hulbert Road - refused 2/3/04 for the following reasons:

The proposal would represent a harmful form of backland development inconsistent with and detrimental to the character of the area. As a result, the application conflicts with policies UB3 and H11 of the Hampshire County Structure Plan 1996-2011 (Review), policies HO6 and GDD1 of the Havant Borough Local Plan 1994 and policies H3, D2 and D4 of the emerging Revised Havant Borough District Wide Local Plan 1996-2011.

The proposed access by reason of its proximity and relationship with No. 43 Hulbert Road and 45 Hulbert Road would adversely affect the quiet enjoyment of the occupiers of those properties contrary to policy UB3 of the Hampshire County Structure Plan 1996-2011 (Review), policies HO6 and GDD1 of the Havant Borough Local Plan 1994 and policies D2, D4 and H3 of the emerging Revised Deposit of the Havant Borough District Wide Local Plan 1996-2011.

APP/13/ 01230

The demolition of the existing single detached garage which is sited on the boundary with No. 43 Hulbert Road and the construction of a 3.6m wide drive along the southern boundary with No. 43 Hulbert Road, (driveway terminating in line with the dwelling house within No.43), to serve a single storey dwelling in the rear garden area. Refused 22/1/13 for similar reasons to those of the 2003 application, but subsequently allowed at Appeal 19/9/13.

3 Proposal

3.1 Two storey rear extension

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS9 (Housing)

DM13 (Car and Cycle Parking on Residential Development)

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: 11

Number of site notices: N/A

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) Effect on the character of the building and the streetscene.
- (iii) Effect on existing residential properties.
- (iv) Consideration of residential amenity of any future occupants
- (v) Effect on highway safety.

(i) Principle of development

- 7.2 With regard to the principle of the development, the site lies within the urban area where residential development is considered acceptable in principle subject to a thorough assessment of other development control criteria.

(ii) Effect on the character of the building and effect on streetscene

- 7.3 The character of this part of Hulbert Road is one of established residential development of mixed type, and generally with a highway frontage. The proposal is located to the rear of the existing dwelling house and will not be readily visible from the streetscene. It will be visible from the existing and proposed dwelling to the west of the site but it is considered that the design of the extension is such that it will form a cohesive element to the existing dwelling house. As such the proposal respects the environmental quality of the area, and hence is in accordance with the requirements of Policy CS16 of the Core Strategy.

(iii) Effect on existing properties

- 7.4 The rear elevation of the proposed extension would be almost in line with the rear elevation of No.47, (albeit No.47 is at single storey level); however most importantly the extension would be over 6.5m away and to the south east of No.47, thus it is not considered that there will be any unacceptable detrimental impact to the amenities of the occupiers of this dwelling. Likewise the dwelling to the south east of the site is located 6.5m from the application site and the proposal extends only 2m beyond the single storey rear elevation of this bungalow and lies to the north west. Such distances of separation are deemed to be acceptable and there are no windows proposed at first floor level within the side elevations. No objections have been received from either neighbour.

(iv) Consideration of residential amenity of any future occupants

- 7.5 It is not considered that the proposed modest bedroom window within the rear elevation of the extension would cause an unacceptable detriment in regard to overlooking to any future occupants of the proposed single storey dwelling located to the rear of the house, (which was allowed at appeal). At the time of considering the planning application for the new bungalow, the separation distances between the existing and proposed dwellings were considered to be acceptable by the LPA and did not form part of the reasons for refusal. The resulting 13m rear to front separation distance, (if this extension is constructed), is still considered to be acceptable; as the first floor window will not look into the private amenity space of the proposed dwelling but over the front garden of the proposed dwelling. As such it is considered that the scheme is in accordance with Core strategy policy CS16.

(v) Highways implications

- 7.6 The 3 parking spaces identified on plan are sufficient and should be conditioned to remain on site. They accord with the overall parking scheme permitted for the rear new dwelling.

8 Conclusion

- 8.1 It is considered that the erection of a two storey rear extension is acceptable, in accordance with both local and national planning policy and therefore that it should be permitted subject to planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01270 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drwg.No 27936 - PL100 received 18 December 2013

Proposed Site Layout Plan Drwg.No 27936 - PL101 received 18 December 2013

Existing Floor Plans Drwg.No 27936 - PL102 received 18 December 2013

Proposed Floor Plans Drwg.No 27936 - PL103 received 18 December 2013

Existing and Proposed Elevations Drwg.No 27936 - PL104 received 18 December 2013

Reason: - To ensure provision of a satisfactory development.