

DELEGATED OFFICER REPORT

PROPOSAL	Proposed Two Storey / Single Storey Rear And Side Extension, Replacement Front Porch & Detached Garden Building. Additional alterations to fenestrations.
LOCATION:	53 Hulbert Road, Havant, PO9 3TB
REFERENCE NO:	APP/26/00438
APPLICANT:	Mr & Mrs P & T Etherington
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	20/07/2026
APPLICATION EXPIRY DATE:	07/08/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the west side of Hulbert Road, Havant. This property has a tiled, barn hipped roof, with elevations formed from pebbledash and hanging tile. It is separated from the road by a front driveway which runs down the side of the property to a detached garage . To the rear of the site is the private garden. The area is residential in character.

2. Planning History

None relevant

3. Proposal

Proposed Two Storey / Single Storey Rear And Side Extension, Replacement Front Porch & Detached Garden Building. Additional alterations to fenestrations.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S4 - Principle of development within settlements

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5. Statutory and Non Statutory Consultations

Cllr Michael Lind

No comment received

Cllr Philippa Gray

No comment received

Cllr Jason Beal

No comment received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 11

Material planning considerations are addressed in Section 7.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood Risk
- (vi) BNG and CIL

(i) Principle of development.

7.2 The application site is within the defined urban area under policies AL2 and CS17 such that the application site is located within the defined urban area. Therefore development is considered acceptable in principle subject to development management criteria

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises two storey extensions to the side and rear of the property alongside a single storey rear extension , replacement porch and outbuilding to the rear of the property.

7.4 The proposed two storey side extension would have a width of approximately 2.4 metres and a length of approximately 12.5 metres .This would wrap around the rear elevation with a set in of approximately 2.4 metres with the shared elevation with the attached neighbouring property, no 51 Hulbert Road . The extension would have a small set back from the front elevation and set down from the main roof ridge. It would have a partially hipped roof with an eaves line level with that of the main roof. The extension would create a study, bathroom and utility room at ground floor level, leading into the kitchen towards the rear , and these rooms would be served by front and side elevation windows . At first floor level there would be a box room with a front elevation window as well as a bathroom served by a (north) side elevation window and a bedroom towards the rear served by a rear elevation window .

7.5 The existing single storey rear conservatory would be removed and this would be replaced by an 'L shaped' , flat roof, single storey extension. This would have a height of approximately 3 metres , it would match the width of the existing dwelling plus the proposed two storey side extension and it would have a depth of approximately 7 metres . This would feature two , large lantern rooflights as well as a window to the north side elevation serving the space which would comprise of an open plan kitchen/ living area . There would be large doors and a window to the rear elevation.

7.6 The proposed detached outbuilding would form a garden room and would have dimensions of approximately 3.5 x 6.5 metres footprint . It would have a pitched roof. The use is considered to be incidental to the main dwelling from the information supplied. This would be sited at the far end of the garden , away from neighbouring properties .Something similar could be constructed under permitted development and the outbuilding is not considered to result in any harm to the character of the dwelling or the wider area .

7.7 A front porch is also proposed with dimensions of approximately 1.2 x 2.2 metres and this would have a pitched roof.

7.8 This proposal has been assessed in regard to any potential impact on the character of the area as well as to the host dwellinghouse . In relation to the proposed two storey side and rear extension, the case officer has requested that this be further set back from the front elevation in order to increase a subservient appearance . The applicant

has expressed that they do not wish to make this change and it is the opinion of the case officer that this would not justify a refusal on these grounds . It is noted that the proposed two storey extension is relatively modest in regards to its width and does show continuation with the host dwelling in regards to the roof design and eaves level . The length of the side extension would not be readily visible from the public realm and is not deemed to result in unacceptable development, given the scale of the nursing home immediately adjacent and within the context of the scale of the host dwelling.

7.9 The proposed single storey rear extension would be a generous addition to the property in regards to total footprint and would project beyond the rear of the existing conservatory by approximately 3.5 additional metres . Given that there have not been any objections to this proposal and an extension of a similar length could be constructed under the larger householder extension scheme , the proposed rear extension is deemed to be acceptable in this instance .

7.10 Proposed materials include brickwork and painted render to match existing . This is considered to be in keeping with the host dwelling and therefore acceptable within the streetscene .

7.11 Overall, the design and appearance of the proposed two storey side extension and change of materials, would be appropriately subservient, retain a sense of space and be visually appropriate to the mixed character of the area, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and Borough Design Guide SPD.

(iii) Effect on neighbouring properties

7.12 To the south of the application site is the adjoining property, no 51 Hulbert Road. The garden of no 51 wraps around the rear garden of the application site. The proposed single storey rear extension would project beyond the rear of the conservatory at no 51 by approximately 3.5 metres further and whilst the extension would be visible above the fence line , it is considered that, on balance , the conservatory would continue to receive adequate light considering the glass elevations . For this reason the impact on no 51 is considered to be acceptable in regards to the single storey extension. The two storey extension would be set off from the shared boundary by approximately 2.4 metres and would be sited in a northerly direction , therefore reducing any impact of overshadowing on the closest first floor window at no 51.

7.13 To the north of the site is the nursing home . It is noted that the proposed two storey extension would be sited alongside the shared boundary on this side . Despite this, there are no windows on this side which would be impacted by this proposal

7.14 On the opposite side of the road are nos 60-56 Hulbert Road. These properties would not result in any harm to amenity from this proposal.

7.15 To the rear of the site are the rear gardens of nos 56 and 58 Newbarn Road. There would be over 80 metres separation distances between back to back elevations which far exceeds the minimum requirements of the Havant Borough Design Guide .

7.16 Otherwise the proposed development would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(i) Parking

7.17 The proposal would result in 1 additional bedroom, totalling 4 bedrooms. This requires 3 on site parking spaces as stipulated in the Havant Parking SPD. These spaces could be accommodated on the driveway to the front of the property, therefore the required parking allocation has been met. The proposal would subsequently meet the Parking SPD and policy DM13.

(iv) Flood risk

7.18 The site is located within Flood Zone 1.

(vi) BNG and CIL

7.19 With respect to BNG, as a householder application the development is exempt from the requirements relating to Biodiversity Net Gain.

7.20 It is understood that the additional floor area would not exceed 100m² and therefore this would not be CIL liable.

8 Conclusions

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis the proposal is recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00438

Conditions:

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 Compulsory Purchase Act 2004.

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

- 02 Amended proposed floor plans and elevations
- 04 Proposed detached garden building
- 03 Site and location plans

Reason: - To ensure provision of a satisfactory development.

The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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

Informatives:

In accordance with Policy DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.