

DELEGATED OFFICER REPORT

Site Address: 44 Auriol Drive, Havant, PO9 3LS
Proposal: Single storey rear extension, skylights, change to external materials and raising of existing rear extension roof.
Application Type: Full Planning Permission
Application No: APP/25/00242 Expiry Date: 22/05/2025
Applicant: Ms Moore
Agent: Mr Tomes Case Officer: Robert Riley
 Tomes Architects
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 44 Auriol Drive, Havant, is located to the west side of Auriol Drive at the end of a cul-de-sac. The application site is a two-storey semi-detached property comprising brickwork and tile hanging with concrete roof tiles. Vehicular access is from Auriol Drive with parking to the front.
- 1.2 The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

04/69306/000 - Two storey extension to side (north) elevation., PERM,15/07/2004
APP/21/00490 - Single storey rear extension., PERM,16/07/2021

3 Proposal

- 3.1 Single storey rear extension, skylights, change to external materials and raising of existing rear extension roof.

4 Policy Considerations

National Planning Policy Framework
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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No comments received

Councillor Michael Lind

No comments received

Councillor Phillipa Gray

No comments received

Southern Gas Network

Dear Mr Robert Riley,

Thank you for your enquiry , indicating that an application for planning permission has been made for the above development.

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to highpressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.

9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.

10. Intrusive construction methods will require an agreed method statement prior to work starting.

11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.

12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of the application.

Officer comment: This comment will be added as an informative if permission is forthcoming.

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: 5

Number of site notices: 2.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

- (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 management criteria. Planning permission was granted under reference APP/21/00490 for the same built form. Therefore, the development has already been found to be acceptable to the Local Planning Authority.

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

- 7.3 The proposed development would involve raising the height of the existing extension roof with a parapet serving the existing storage room, with internal room alterations and changes to fenestration which are all considered acceptable. The works also propose 2 No skylights which are also considered acceptable. The works also propose a single storey replacement flat roof rear extension which would have a width of approximately 5.2 metres, an approximate depth of approximately 3.7 metres and a proposed a maximum height of approximately 3.2 metres.
- 7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited and acceptable impact upon the street scene. Furthermore, the proposed works would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing sun lounge and storage room.

Materials

- 7.5 The rear extension would feature flat roof construction for the roof which is considered acceptable and would feature shiplap cladding in Olive Green with woodgrain effect, which due to its proposed location to the rear and not being readily visible on the streetscene is considered acceptable. The existing storage room would be cladded externally with Olive Green Woodgrain effect which is also considered acceptable.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The only property with the potential to be impacted by the development is 43 Auriol Drive
- 7.8 The proposed skylights, change in external materials aspects of the works are both considered to have an acceptable impact on neighbouring properties and raised height of the storage room by a parapet wall and considered to have acceptable neighbour impacts. The proposed fenestration of the converted storage room would face hedging and trees and there is not considered to be an unacceptable increase in overlooking from this window.
- 7.9 The proposed replacement rear extension would feature no side fenestration. There would be rear fenestration however this would face No.44 Auriol Drive's rear garden and oblique views would be of trees and hedges at the common boundary which is considered acceptable. The proposed replacement rear extension regarding overshadowing and overbearing concerns, is noted to be located to the northern side of No.43 Auriol Drive, thereby lessening overshadowing impacts. As stated above, it is noted that under APP/21/00490 the same development was found to be acceptable regarding overshadowing and overbearing concerns It is noted that there has been no material change to local planning policy since the determination of that application on 16/07/2021 and officers are therefore of the opinion that the increased bulk at the boundary would not warrant the refusal of this planning application

- 7.10 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 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 it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00242

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 Compulsory Purchase Act 2004.

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

Drawing Number: C3592-1: LOCATION PLAN: Uploaded 15/4/25
Drawing Number: C3592-2: BLOCK PLAN: Uploaded 15/4/25
Drawing Number: C3592-3: EXISTING FLOOR PLANS: Uploaded 15/4/25
Drawing Number: C3592-4: EXISTING ELEVATIONS: Uploaded 15/4/25
Drawing Number: C3592-5: PROPOSED FLOOR PLANS: Uploaded 15/4/25
Drawing Number: C3592-6: PROPOSED ELEVATIONS: Uploaded 15/4/25
DESIGN & ACCESS STATEMENT & SUPPORTING DOCS: Uploaded 15/4/25

Reason: - To ensure provision of a satisfactory development.

- 3 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.

