
Site Address:	16 Auriol Drive, Havant, PO9 3LR		
Proposal:	Loft conversion incorporating hip to gable roof.		
Application No:	APP/20/00779	Expiry Date:	27/10/2020
Applicant:	Ms C Reid		
Agent:	Mr Walker	Case Officer:	Bee Crawford
	Parkers Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and integral garage situated on a road with properties on the north side only. It has a grey tiled pitched and hipped roof and rear and elevations of white render and tile hanging. There is a slight north incline from the road and the site has open vehicular access with a concrete drive, an area of grass and shrubs. There is a 1 metre high wall to the front boundary and the site is open to the east with a shrub border to the west.
- 1.2 Detached two storey properties are to the east and west, two storey semi-detached properties are to the rear and open farmland is opposite, beyond the main thoroughfare of Havant Road, although this land has been granted planning permission for residential development under APP/18/00450. The area is of medium density of a mixture of two storey detached and semi-detached dwellings of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the conversion of the loft incorporating hip to gable 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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: 4

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(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.

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

- 7.3 The proposal is for a hip to gable roof extension to provide additional accommodation within the roof space and would be visible from the public realm. This is considered to be an acceptable addition and there are various examples within the immediate vicinity of similar alterations.
- 7.4 The design and appearance of the extension 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). 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

Impact on 17 Auriol Drive - side/east 1.6 m

- 7.5 This property is a detached two storey property of a similar design situated to the east of the application site with a plot of a similar depth. Although the development would increase the size of the roof, it does not extend beyond the existing western elevation of the property, maintaining the approximate 1.7 metre distance between numbers 16 and 17.
- 7.6 This property also benefits from a loft conversion with the provision of side and rear dormer windows. It is accepted that the roof extension will result in some loss of light to the dormer on the western side of this property, although the impact is not considered so great as to constitute a defensible reason for refusal. Furthermore, it is noted that a degree of development could be carried out to the roof under permitted development. No objections were received from the occupiers of this property.
- 7.7 There are no windows in the new eastern gable and the proposed roof windows in the front and rear roof slopes are of a modest size. It is deemed that the extension will not be overbearing or result in additional overlooking or unacceptable loss of light to this property and is therefore considered to be acceptable in planning terms.

Impact on 15 Auriol Drive - side/west

- 7.8 This property is a detached two storey property of a similar design situated to the west of the application site and set slightly forward, with a plot of a similar depth. Although the development would increase the size of the roof, it does not extend beyond the existing western elevation of the property, maintaining the 2 metre distance between numbers 15 and 16.
- 7.9 There are no windows in the new western gable and the proposed roof windows in the front and rear roof slopes are of a modest size. It is deemed that the extension will not be overbearing or result in additional overlooking or loss of light to this property and is therefore considered to be acceptable in planning terms.

Impact on 36 and 38 Penk Ridge - rear/north

- 7.10 These properties are situated to the rear of the application site with the rear elevations approximately 23 metres away. Although this falls 1 metre short of the 24 metre distance recommended in the Havant Borough Council Design Guide SPD the proposed rear roof lights are of a modest size and situated closer to the ridge height than the eaves of the property. Furthermore these are two storey properties which are situated at a higher level than the application site and it is judged the scheme would not result in any additional overlooking to the occupiers of these properties. Any impact is therefore considered to be acceptable in planning terms.
- 7.11 There are currently no properties opposite the site.
- 7.12 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.13 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00779 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 external materials used 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.

- 3 The car parking shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.

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

Drg no. P100	Existing and proposed ground floor plans
Drg no. P101	Existing and proposed first floor plans
Drg no. P101a	Proposed loft plan
Drg no. P102	Existing and proposed site plan
Drg no. P102a	Parking plan
Drg no. P103	Existing and proposed north and south elevations plan
Drg no. P104	Existing and proposed east and west elevations plan
Drg no. P105	Indicative 3D plan
Drg no. P106	Block plan
Drg no. P107	Location plan

Reason: - To ensure provision of a satisfactory development.