
Site Address: 1 The Drive, Havant, PO9 2BY
Proposal: Alteration of existing garage roof to pitched. (Retrospective application)
Application No: APP/17/00490 Expiry Date: 11/07/2017
Applicant: Ms Kerrie Lynam
Agent: Case Officer: Karen Wooden
Ward: Battins
Site Visit Date: 04/07/2017

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a two storey semi detached house of brick construction, with hung tiled elements to the front elevation.
- 1.2 A block paved driveway to the side of the property provides off road parking, and leads to the detached outbuilding (which was originally a garage) the subject of this application.
- 1.3 The Drive is situated directly to the west of the Petersfield Road, and is characterised by semi detached properties of a similar age and style.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Alteration of existing garage roof to pitched. (Retrospective application). The roof is pitched with a maximum pitch height of 3.7m which exceeds the maximum height permitted under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, (as amended), resulting in the requirement for this retrospective application.

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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees were 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: 2

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

(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 application site is located at the most southern point of The Drive, with the outbuilding being set approximately 12m back from the road. The roof can be partially seen from the Petersfield Road, and from the public footpath that runs alongside the southern curtilage of the property, however the materials used are similar to those used on the host dwelling, and therefore do not have a significant impact on the character of the area

7.4 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). 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

7.4 Due to the location of the outbuilding, the roof to the outbuilding has no impact on neighbouring properties in terms of bulk, overshadowing or loss of light.

7.5 Consequently, it is considered that the proposal is unlikely to 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.

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 PLANNING PERMISSION IN RETROSPECT** for application APP/17/00490 subject to the following condition

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

Location plan - received 16.05.17

Elevations - received 09.05.17

Photographs - received 09.05.17

Reason: - To ensure provision of a satisfactory development.