
Site Address: 35 Auriol Drive, Havant, PO9 3LS
Proposal: Single storey rear and two storey side extension, hip to gable alterations to the roof, and a rear dormer.
Application No: APP/17/01257 Expiry Date: 29/01/2018
Applicant: Mr M Aldridge
Agent: Mr M R Harvey Case Officer: Karen Wooden
 Hampshire Surveyors.Co.Uk
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property located on Auriol Drive. The property currently has a pitched roof and is of brick construction, with render and cladding to the front elevation. The property has a balcony to the first floor southern elevation.
- 1.2 Curtilage parking for three vehicles is available by means of an integral garage and hard surfacing to the front of the property.
- 1.3 Auriol Drive runs parallel to Havant Road and is characterised by similar style, two storey detached dwellings. To the south of the site is open farmland. To the north is the beginning of Ports down Hill the land for which steadily increases in height.

2 Planning History

APP/13/00689 - New entrance step, entrance porch, garage extension and roof terrace to front elevation., PERM,10/09/2013

3 Proposal

Single storey rear and two storey side extension, hip to gable alterations to the roof, and a rear dormer.

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

Southern Gas Networks - Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our high pressure assets will not be affected by the proposal based on the information submitted. Should your proposal change, please contact us immediately and we will review accordingly.

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: 3

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 rear dormer and single storey rear extension will not be visible from the public domain, and will therefore not result in a negative impact on the character of the area.

7.4 Notwithstanding the above, the materials to be used are to be similar to those used on the host dwelling. Additionally a garden length of approximately 11m will be retained.

7.5 The two storey side extension and the alterations of the roof will be visible from the public domain. Whilst there is a degree of uniformity in respect of the style and design of the dwellings within Auriol Drive, this characteristic of the area has been lessened to some degree due to addition of side dormers to some properties within close proximity to the application site. The roof will also retain the pitched roof elevation to the front elevation which is the main characteristic of this road.

- 7.6 The proposed side extension will extend from the existing eastern elevation to the boundary with No. 36 Auriol Drive. This will result in the reduction of the existing separation gap, which is typically found between the nearby properties. However a gap of approximately 1.5m will remain between No's 35 and 36, therefore avoiding a terracing effect. The materials to be used are to match those used on the existing dwelling.
- 7.7 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 a significant impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 There are no properties located to the south of the application site.
- 7.9 The side garden of No. 46 Fortunes Way is located to the north of the application site. Although the proposed rear dormer will overlook this area, it is clearly visible from the streetscene of Fortunes Way and therefore will it is not considered that the proposal will result in an increase to the loss of privacy to this neighbouring property.
- 7.10 No. 34 Auriol Drive is located to the west. Currently a detached 'Garden Bar' with a length of approximately 3m is sited close to the western boundary line, which will be demolished subject to the approval of this application. The proposed single storey rear addition would extend 5m north from the existing rear elevation, with a roof height of 3m (excluding rooflight). A separation gap of approximately 3m will be retained between the proposed extension and this neighbouring property. The proposal does show the addition of a window to the western elevation at second floor level. This window is a secondary window to serve a bedroom and it is recommended that a condition is attached to this application to ensure the window is obscure glazed and fixed shut, with a top light opener. This will serve to avoid any significant overlooking to the west.
- 7.11 No. 36 Auriol Drive is located to the east. The two storey extension to the application site will be built up to the boundary line with this property, however No. 36 have no windows or doors inserted on the western elevation of their property. Currently there are two windows to the eastern elevation of the application site. The application shows the removal of these two windows and the addition of one window to the first floor. However this new window will serve a bathroom and will be obscurely glazed.
- 7.12 No. 36 Auriol Drive has a rear extension and conservatory. The separation gap between the conservatory and proposed single storey rear extension will be approximately 2m. It is accepted that the upper part of the extension will be visible above the existing boundary treatment fencing, and it is additionally accepted that the extension will result in some loss of light to the conservatory to the neighbouring property. However it is considered that a rear extension projecting 4m, which could be constructed under Permitted Development rights, would have a similar impact on this neighbouring property. It is further acknowledged that no objections have been received in relation to the proposal and therefore the extension could be constructed under the Prior Notification Larger Home Extension scheme. Therefore the refusal of this application in terms of the rear extension would be difficult to justify.
- 7.13 The rear dormer windows will result in an element of overlooking to the rear of both the neighbouring properties. However, due to the land significantly inclining from south

to north, the gardens are overlooked by the properties to the north (Fortunes Way). It is not therefore considered that the impact on the neighbours in terms of overlooking would be a justifiable reason for refusal.

- 7.5 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.

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/17/01257 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:

Location plan/block plan - D1 (rev A)
Elevations as existing - D6 (rev A)
Elevations as proposed - D7 (rev B)
Second floor plan as proposed - D8 (rev A)
Section A-A - D9 (rev A)
Ground floor plan as existing - D2 (Rev A)
First floor plan as existing - D3 (rev A)
Ground floor plan as proposed - D4 (rev A)
First floor plan as proposed - D5 (Rev A)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension /

building hereby permitted the windows above ground floor level on the eastern and western elevations shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.