
Site Address:	26 Auriol Drive, Havant, PO9 3LS		
Proposal:	Construction of rear dormer and gable buildups.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00401	Expiry Date:	24/07/2024
Applicant:	Mr Filer		
Agent:	Loretta Taylor	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Auriol Drive, Havant, is a two storey detached dwelling constructed with red/brown brick with a hung tiled roof. The property has a integral garage to the front elevation with a concrete access leading to the garage. The front western frontage is laid to lawn with a small brick wall to the front and front side elevations. The rear of the property benefits from a single storey rear extension, with a rear garden area which is predominately laid to lawn. The rear side boundary treatments consist of 1.8m wooden fencing with a large hedge over 3m in height to the rear boundary.

2 Planning History

None relevant

3 Proposal

Construction of rear dormer and gable buildups.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

Ecologist, Planning Policy Team

I would not raise any ecological concerns with the proposed development. The

proposed roof works are not likely to result in impacts to habitats used by protected or notable species. No further information is required.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary of objections:

Concerns regarding loss of privacy and overlooking

Officer Comment - See section 7.

The hedge to the rear boundary acts a natural screen, to remove the hedge would remove any screening and privacy

Officer comment:: See section 7.

Previous works have been carried out at the property to the northern and eastern elevations in which block brick was used in place of red/brown brick, this is out of keeping with the neighbouring properties.

Officer Comment: The material change has been submitted as part of this application, the concerns have therefore been passed to the enforcement team for investigation.

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, with a dormer to the rear roof slope and 2No. roof lights to the front roof slope. The proposed roof alterations would provide additional accommodation within the roof space. The gable end build up and the front roof lights would be visible from the public realm. The materials proposed as part of the roof alterations would include a change to the main roof tile from brown

concrete roof tiles to grey roof concrete tiles with a grey tile hanging to the external finish of the rear dormer to blend in with the main roof of the dwellinghouse.

- 7.4 It was noted during the site visit that there are various examples within the immediate vicinity of Auriol Drive of similar roof alterations. It is therefore considered that the proposal would have a limited and acceptable impact upon the character of the streetscene of Auriol Drive.
- 7.5 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

- 7.7 The properties located to the front (south) of the application site are a significant distance from the proposed development that any impact upon these neighbouring properties are considered negligible.
- 7.8 No. 25 Auriol Drive is located to the west. The proposed gable build up and dormer window is not considered to have a harmful impact in terms of loss of outlook, overshadowing nor would the proposal be overbearing upon this neighbouring property. The proposed rear dormer could be perceived to create an element of overlooking, this element of overlooking would already be established by the windows at the first floor rear elevation, therefore any impact from the proposed development would be considered acceptable.
- 7.9 No. 27 Auriol Drive is located to the east. The proposed gable build up and dormer window is not considered to have a harmful impact in terms of loss of outlook, overshadowing nor would the proposal be overbearing upon this neighbouring property. A window is proposed to the eastern second floor gable end, this window would serve the stairwell into the loft conversion, a condition has been recommended to ensure this window is obscurely glazed to alleviate any overlooking concerns which could arise. The proposed rear dormer could be perceived to create an element of overlooking, this element of overlooking would already be established by the windows at the first floor rear elevation, therefore any impact from the proposed development would be considered acceptable.
- 7.10 No.60 & No.62 Penk Ridge are located to the north (rear). The proposed dormer windows would have a minimum distance of 36.5m to the rear facing elevations of these neighbouring properties, therefore complying with the Havant Borough Design guide which states that the proposed second floor dormer windows should have a minimum of 24m to the first floor facing windows of properties to the rear. The neighbouring properties to the rear are situated on land which is higher than that of the application site due to be located on the incline of Portsdown hill. It is therefore considered that the proposed impact upon these neighbouring properties would be limited and acceptable.
- 7.11 Concerns have been submitted with regard to the potential loss of the high hedge which acts as a natural screen to the properties to the rear. The potential removal of this hedge is not a planning consideration and could be carried out without the requirement of planning permission. Notwithstanding this the distances between the dormer windows and the rear facing elevations of the neighbouring properties to the rear comply with the distances set out within the Havant Borough Design Guide.

7.12 Consequently, it is considered that the proposal will 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 opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(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 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/24/00401 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:

Application Form - Received 30 May 2024

Location Plan - Received 30 May 2024

Proposed Parking Plan - Received 27 June 2024

Proposed Floor plans and Elevations - Drawing No.7194-23-2A - Received 30 May 2024

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.

4 The development shall not be brought into use until a minimum of 3No.

parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.

- 5 The window within the gable end on the eastern elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.