
Site Address: 23 Auriol Drive, Havant, PO9 3LR
Proposal: Conversion of garage to living accommodation, alterations to garage roof, replacement bay window, and alterations to other fenestration.
Application No: APP/21/00932 Expiry Date: 02/11/2021
Applicant: Mr and Mrs Sutton
Agent: Mrs Fox Case Officer: Denise Sheath
 Critchley Architecture and
 Design
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

Auriol Drive is a residential road at the western edge of the borough. The road is a single sided street with properties on the north side only. The street lies parallel to Havant Road, and overlooks the new Forty Acres Residential Development.

23 Auriol Drive is a large detached two storey dwelling and benefits from an attractive curved ground and first floor double bay window to the south east corner of the property. A garage exists to the front south west corner of the property, original to the dwelling, and whilst primarily integral, the front part of the garage projects forward of the front elevation of the dwelling and has a hipped tiled roof in the same materials and reflecting the existing design of the main roof of the dwelling. Off road parking for an additional vehicle exists in front of the garage.
The property is constructed with red/ brown multi brick with a white painted render to the front elevation with white painted clay hung tiles to the first floor of the bay window, the roof is hung tiled roof grey in colour.

2 Planning History

None relevant.

3 Proposal

Conversion of garage to living accommodation, alterations to garage roof, replacement bay window, and alterations to other fenestration.

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

Southern Gas Network

No Comments Received

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: 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 part of the proposal is to convert the existing garage into living accommodation which will include a study and downstairs toilet. A window will replace the existing garage door which will be flush to the existing elevation, The roof of the existing garage is to be raised to include a new gable end, the new roof will have an eaves height of 2.8m with a maximum height of 3.990m the materials to be used in the construction will match the materials on the existing property.

7.4 The bay to the front of the property will be replaced with a new bay window which will have a 0.3m lesser depth than the existing bay and will include brick and render finish to match the existing property with hung tiles to the first floor element of the bay to match the tiles on the new roof to the garage.

- 7.5 The last element is to alter some of the fenestration to the property, this will include, the removal of a door to the western ground floor elevation this will be replaced with materials to match the property; replace a door along the western elevation with an obscurely glazed window to provide light to the new toilet area; a new front door to the front elevation; replace the existing rear doors with a window and remove the existing rear bay and replace with bi-folding doors to be flush with the rear elevation and the removal of a window at the rear first floor elevation, this will be replaced with materials to match the existing property.
- 7.6 The proposed alterations to the front of the property would be visible from the public realm, due to the matching materials, it is not considered that the proposed development would have an adverse impact upon the character of the streetscene and would therefore be considered acceptable.
- 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 an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The proposed alterations to the property would not have an adverse impact upon the neighbouring properties to the rear or side elevations, there will be no additional overlooking concerns nor will the development be overbearing nor cause a loss of privacy. It is therefore considered that the impact upon the neighbouring properties would be minimal and acceptable.
- 7.9 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

- 7.10 The proposal to convert the garage will result in the loss of one parking space. The property has three bedrooms and therefore to accord with the Havant Borough Parking Standards must provide curtilage parking for two vehicles. The block plan provided shows that there are two parking spaces available to the front of the property and it is recommended that a condition be placed on any permission to ensure the retention of these spaces to ensure this proposal will have no future impact on the free flow of the highway network.

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/21/00932 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 07 September 2021

Location and Block Plan - Drawing No. 101 - Received 07 September 2021

Existing Elevations - Drawing No. 301 - Received 07 September 2021

Existing Floor Plans - Drawing No. 201 - Received 07 September 2021

Proposed Elevations - Drawing No. 501B - Received 07 September 2021

Proposed Floor Plans - Drawing No. 401B - Received 07 September 2021

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The development shall not be brought into use until a minimum of 2No. 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.