
Site Address:	17 Auriol Drive, Havant, PO9 3LR		
Proposal:	Retention of front gable end over existing bay window.		
Application No:	APP/15/00827	Expiry Date:	18/09/2015
Applicant:	Miss C Oatridge	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a two storey detached property and integral garage situated on a street with properties on the north side only. It has a red tiled pitched and hipped roof with dormers to the side and rear and elevations of red multibrick with white painted render. 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 and 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. 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 application is for the retention of the pitched gable roof with tile hanging over the existing two storey bay element of the property. The approximate dimensions are 2.3 metres in depth, 3.2 metres in width with a ridge height of 5 metres from ground level. The application was submitted following an investigation by the Council's Enforcement Officer.

4 Policy Considerations

National Planning Policy Framework

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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Four letters were received from four addresses raising the following concerns:

- 6.1 Loft extension is not in keeping with other loft conversions in the area.
- 6.2 Loft extension is intrusive into neighbouring properties.
- 6.3 Poorly constructed.
- 6.4 Flat roofed rear dormer dominating and creates adverse effect on privacy.
- 6.5 Appearance of property is top heavy and unbalanced.
- 6.6 The three roof dormers would have a detrimental effect of the value of neighbouring property.

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
- (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 control criteria.

- (ii) Appropriateness of design

- 7.3 The proposal is to retain the pitched gable roof over the existing two storey bay window. The new roof is visible from the public realm, although other properties in road benefit from similar developments and the design improves the appearance of the property. The design and appearance of the development 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 proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The new roof is visible from the neighbouring properties to the east and west, however it is over an existing front two storey bay window and would regularise the appearance of the property. The roof pitches away from both properties to the side, there are no properties opposite the application site and it is not visible from the properties to the rear.
- 7.5 Objection letters were submitted with respect to the application, although the concerns raised were regarding the side and rear dormers which have been constructed as part of the loft conversion of the property and not the retention of the roof to the front which is the subject of this application. Further investigation has concluded that the loft conversion and the addition of side and rear dormers fall within the realms of permitted development. Whilst the concerns raised are recognised, the Council is unable to control this element of the development. It is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and it is recommended retrospective permission is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/15/00827 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site location plan

Block plan

Existing elevations and roof plan

Pre-existing elevations and roof plan showing dormers added under permitted development

Proposed elevations and roof plan illustrating previous view

Pre-existing elevations and roof plan illustrating previous view

Reason: - To ensure provision of a satisfactory development.