
Site Address:	15 Auriol Drive, Havant, PO9 3LR		
Proposal:	Roof extension over existing bay at front elevation.		
Application No:	APP/14/00903	Expiry Date:	30/10/2014
Applicant:	Mr Cussen	Team:	Team 1
Agent:	Mr Gould	Case Officer:	Penny Ware
	AG Design Ltd		
Ward:	Bedhampton		

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 open farmland beyond.

15 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 pitched 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 primarily in red brick with brown concrete interlocking tiles, with the front elevation of the property finished in a white painted render set above a small dwarf brick plinth.

2 Planning History

No relevant planning history exists

3 Proposal

Planning Permission is sought to extend the existing roof to the dwelling to the south east corner, over the existing first floor bay window in this location. The projecting element of the roof extension is proposed as a pitched roof with a gable end, with roof tiles to match that existing and weather boarding proposed to the new bay gable.

4 Policy Considerations

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

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

5 Statutory and Non Statutory Consultations

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: N/A

Comment: N/A

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 the neighbouring properties
- (v) Effect on the streetscene

(i) Principle of development

7.2 The application site lies within the defined urban area as identified in the Havant Borough Core Strategy 2011, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of Design

7.3 The proposed roof extension has been sympathetically designed to appear as subservient to the main roof of the dwelling, sitting squarely over the existing bay window at first floor level and incorporating a small overhang to either side of the bay window, with the use of gallows brackets incorporated in the design to give an attractive "supporting" appearance. The roof extension although relatively modest in scale is considered to be proportionate and appears sympathetic to the overall appearance of the roofscape of the property. The application proposes roof tiles to match those existing to the dwelling, with weather boarding to the proposed gable end.

Whilst the design of the roof extension incorporates a gable end - different to the roof slopes existing to the property, it has an attractive appearance, and the roof extension proposed will provide an element of depth and interest to the property. It is considered to be appropriate and in context to the existing dwelling.

(iii) Effect on the neighbouring properties

- 7.4 The roof extension proposed is modestly proportioned and will not extend beyond the existing side elevation of the property. As such it is not considered to have any adverse effect on the amenity of occupiers of the immediately adjacent property to the east (No 16) which itself already benefits from a roof extension of similar design and appearance (but with a hipped rather than gabled design).

(v) Effect on the streetscene

- 7.5 Auriol Drive enjoys an unusual and prominent position overlooking Havant Road immediately to the south and open Farmland beyond. As such it has an open character with properties all built around the same time and to the same or similar design. A degree of uniformity therefore follows, with the front elevations of the properties in the main, being of similar appearance. It was noted on the officer site visit that there were other examples along Auriol Drive of similar roof extensions over the existing bay windows. These changes offer variety within the street scene. It is therefore considered that this proposal does not have any detrimental impact on the character and appearance of the area or to the streetscene.

8 Conclusion

- 8.1 The roof extension proposed, is modest in scale, with a design appropriate to the dwelling and satisfies the requirements of Policy CS16 of the Local Plan. It is considered to have minimal impact on the neighbouring properties, and to the streetscene. As such it is considered to be an appropriate form of development and is therefore recommended for approval.
-

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00903

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number AG-14-09-003 Dated Aug 14 - Proposed Site and Location plans

Drawing Number AG-14-09-001 Dated Aug 14 - Existing Plans and Elevations

Drawing Number AG-14-09-002 Dated Aug 14 - Proposed Plans and Elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building 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 2012.