
Site Address:	35 Auriol Drive, Havant, PO9 3LS		
Proposal:	New entrance step, entrance porch, garage extension and roof terrace to front elevation.		
Application No:	APP/13/00689	Expiry Date:	10/09/2013
Applicant:	Mr M Aldridge	Team:	Team 1
Agent:	Mr M R Harvey	Case Officer:	Stephen Andrews
	Hampshire Surveyors.Co.Uk		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

Auriol Drive is a residential road at the western edge of the borough. Auriol Drive runs parallel to Havant Road and is characterised by similar style regularly spaced, two storey detached dwellings. To the south of the site is open farmland. To the north is the beginning of Portsdown Hill the land for which steadily increases in height.

The dwelling has an integral flat roofed garage to the front (converted internally to form an office) with access from the first floor on to the currently unenclosed roof space. In addition there is on site parking to the front and side of the dwelling with access onto Auriol Drive.

2 Planning History

None

3 Proposal

Planning permission is sought to extend the existing garage forward by approximately 1.5m to create an increased storage area. A formalised roof terrace, with screen, would be created above the extended garage, with new access steps to the dwelling also. As a result of the proposal there would be provision for one on site parking space to the front of the dwelling (as existing).

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

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

5 Statutory and Non Statutory Consultations

Southern Gas Networks - None 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Letter of support - providing the extension is finished to a high standard.

Comment: Noted; although the quality of workmanship per se is not a matter that the planning authority can control.

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) Character and appearance
- (iii) Effect on the neighbouring properties

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Character and appearance

The proposed single storey garage extension, with roof terrace and replacement steps would see the ground floor of the existing dwelling projected forwards toward the street scene of Auriol Drive. The resulting development would emphasise the dwelling's presence within the street scene to a greater extent than the other dwellings in the street scene.

However, whilst there is a degree of uniformity in respect of the building line along Auriol Drive and a distinct similarity in architectural style and design of the dwellings it was noted on site that there were examples of single storey additions to the front of a number of dwellings. To some degree this already interrupts the simple and uniform appearance and design of the dwellings but not to a point that is considered to be visually intrusive.

The proposed development would too offer an interruption to the predominantly uniform street scene and will have a clear visual presence within the street scene. However, having regard to the fact that there are already some breaks in the building line at a single storey level and the fact that there are already examples of dwellings

with terraced areas to the front it is not considered that the development as proposed would be sufficiently incongruous to warrant a refusal of permission. For the most part the development will retain the existing shape and architectural style of the dwelling and as such it will preserve the overall character and appearance of this attractive row of houses.

Therefore, with regard to the above assessment the development is considered to accord with the key principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and those of the NPPF, 2012.

(iii) Effect on the neighbouring properties

The extended garage and new access steps are of a scale and in a position that would not result in harm to neighbour amenity.

In respect of the terraced area above the garage, for the most part the outlook would be over the Havant Road and farmland to the south. There may be the ability for some overlooking of the front of 36 Auriol Drive, but no more than already exists from the public domain.

It is therefore considered that the impact of the development on neighbour amenity would be within acceptable limits. The separation distance between the adjoining neighbours and built relationship between the development and neighbouring properties combines to suitably protect neighbour amenity and prevent unacceptable harm by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and those of the NPPF, 2012.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity. Some impact will be felt to the prevailing character and appearance of the street scene; however on balance this is not considered to be of sufficient magnitude to warrant the refusal of the scheme. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00689 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, unless agreed otherwise 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan - Drawing No. D1
Proposed Ground Floor Plan - Drawing No. D2
Proposed Elevations - Drawing No. D4
Proposed Elevations and Section - Drawing No. D5

Reason: - To ensure provision of a satisfactory development.