
Site Address:	12 Japonica Way, Havant, PO9 2FP		
Proposal:	Single storey side and front extensions.		
Application No:	APP/18/00169	Expiry Date:	17/04/2018
Applicant:			
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached two storey property located in a residential development in Havant. The property is a brick property with a tiled-pitched roof and there is a small porch protruding to the front of the property. There is a detached garage located to the south of the dwellinghouse and a hardstanding front providing parking for two cars. There is a shared access to the garage with No 10 which has a garage to the south of No 12.
- 1.2 There is a laid to lawn to the rear of the property which is surrounded by 2m high close boarded fencing. The amenity space to the rear shares a boundary with the rear amenity space of No 2 Lilac Close and No 2 Fushia Close. The rear of the property is overlooked.

2 Planning History

05/70364/000 - Single storey side extension., PERM,24/05/2005
APP/13/00008 - First floor side extension., PERM,27/02/2013

3 Proposal

- 3.1 Single storey side and front extensions.
- 3.2 In the past permission has been granted for a single storey side extension and subsequent first floor side extension. This application seeks a further single storey extension to the side at ground floor level including development of the porch to the front in order to create a hallway and additional W/C.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No adverse comment

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: 4

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
- (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 proposed single storey side extension is in proportion to the host property with a pitched roof to match the existing. The works would be to the side of the dwellinghouse at ground floor only and due to the orientation of No 12 would be sufficiently screened from the highway of Japonica Way. Matching materials will ensure the development looks in keeping to No 12 and not out of place.

7.4 The works proposed to the front of No 12 shall follow a similar roofline to that of the original dwellinghouse. It is acknowledged that under permitted development rights a porch can be built no larger than 3sqm. The original proposal was considered to be

significantly large which would disrupt the semi-uniform appearance of the semi-detached dwellings. Plans have since been amended that reduce the porch in depth and although this is considered to impact the visual appearance of the dwellings it is acknowledged that the semi-uniform appearance is already impacted by the previous extensions at No 12 and coupled with the reduction of the proposed porch size the impact caused is considered to not be significant enough to warrant a refusal of planning permission.

- 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

- 7.6 The proposed side extension would be obliquely visible from the rear of no's 2 and 3 Lilac close however it is not expected to result in a loss of privacy as there are no windows at first floor level within the rear elevation. The works are proposed to be set off the shared boundary with No 2 by approximately 0.9m which due to its subservient scale and position within the plot is considered, on balance, to result in a limited and acceptable impact on the neighbours to the east.
- 7.7 The proposed extension will also be visible from the side (north) and rear of no. 10 Japonica way, however it will only be visible from an oblique angle and will not have a significant impact on the existing outlook. The extension is modestly proportioned and positioned to the north of no. 10, therefore it will not result in a loss of available sunlight creating an acceptable impact as a result.
- 7.8 The works proposed to the porch at the front of No 12 are considered to not cause significant additional over-looking due to the existing development in place and that the works shall create a view to the front space of neighbouring dwellings which is already open to public view. The works shall also be set off the shared adjacent neighbouring boundaries sufficiently and with no objection raised from neighbours the works are considered to be acceptable.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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 A parking layout plan has been submitted with the proposal indicating where the three parking spaces can be accommodated at No 12 in order for the development to comply with the Boroughs Parking SPD. This is considered to be acceptable and shall be conditioned as part of the decision.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00169 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:

Location Plan: Licence No 100041040
Proposed Site Layout and Parking Plan: Drawing No 4928/500 Rev A
Received via email 03.04.2018
Proposed Elevations Plan: Drawing No 4928/4 Rev B
Proposed Ground Floor Plan: Drawing No 4928/3 Rev B

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials shall be as outlined in the application form 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.
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- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 4928/500 Rev A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.