
Site Address:	4 Japonica Way, Havant, PO9 2FP		
Proposal:	Loft conversion over existing garage with front dormer.		
Application No:	APP/16/01169	Expiry Date:	11/01/2017
Applicant:	Mr & Mrs Conwell		
Agent:	Mr Cresdee	Case Officer:	Emma Chisnall
	Both Creative		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Japonica Way is a two storey detached dwelling located in a relatively new estate in Havant. The dwelling is constructed of a red brick with a concrete tiled roof and has an internal garage to the side with hard-surfacing to the front to provide parking for two cars. The curtilage boundary to the front of No 4 is open giving the dwelling a prominent view on the streetscene and on the opposite side of Japonica Way the dwelling looks onto a large green space. To the rear the amenity space is moderate in size and is used as lawn with a small area that is hard-surfaced along the rear boundary. The curtilage boundary to the rear and sides of No 4 is constructed of 1.8m timber fencing and there is a pathway which runs along the side of No 4 to permit access to the rear of the dwelling which is also used as storage for bins.

2 Planning History

None

3 Proposal

Loft conversion over existing garage with front dormer.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council 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

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: 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. The development does not impact the exterior height of the dwelling and will reflect a similar design to multiple examples within Japonica and nearby roads. Therefore the development will not be setting a precedent for the works and can be considered acceptable in principle subject to planning conditions.

(ii) Appropriateness of design and impact on the character of the area

7.3 Although the development will alter the visual appearance of No 4 the design is considered sound and to reflect similar development within Japonica Way meaning the works to No 4 should not look out of place nor detract significant character from the area. It is noted that the design of the dormer proposed to the front elevation would provide an attractive uplift to the dwelling with the pitch of the dormer matching the existing pitch of the original roof.

7.4 Materials are proposed that match the existing dwelling which should ensure that the works do not look out of place and are in keeping to No 4.

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 works involve a dormer window at first floor level along the front elevation which will provide a view to the open space opposite No 4. This window is considered to not cause over-looking into the private amenity space of the neighbouring dwellings and therefore has a limited and acceptable impact.

- 7.7 The rooflight window proposed to the rear elevation at first floor level is for a wet room and is proposed to be positioned on the hipped roof which is angled away from the dwellings to the rear. The neighbouring dwelling to the rear is considered to be set adequately away from No 4 and due to the angle of the window which would create an upwards viewpoint it is felt that the proposed works should not cause a significant impact to the residential dwellings to the rear and can therefore be considered acceptable.
- 7.8 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

- 7.9 The proposed works will involve the reduction in size of the integral garage which will no longer meet spacing requirements to accommodate a car. The proposed development will be maintaining three bedrooms only meaning that No 4 would need to provide two parking spaces onsite in order to comply with standards outlined in the Parking SPD 2016. The dwelling has an existing area of hard-surfacing to the front of the garage which is within the curtilage boundary. This space is considered sufficient enough in size to accommodate two cars comfortably and it is therefore considered that the development meets with the guidance outlined in the Parking SPD and is therefore acceptable.

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/16/01169 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey Reference: 100019980
Proposed Block Plan Reference: 100019980 received 11.11.2016
Existing and Proposed Elevations and Floor Plans Including Section A-A and Section B-B Drawings. Received 11.11.2016

Reason: - To ensure provision of a satisfactory development.