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|-----------------|---------------------------------------------------------------|---------------|--------------|
| Site Address:   | 26 Japonica Way, Havant, PO9 2FN                              |               |              |
| Proposal:       | Single storey rear extension to replace existing conservatory |               |              |
| Application No: | APP/21/01004                                                  | Expiry Date:  | 26/11/2021   |
| Applicant:      | Mr Hanvidge                                                   |               |              |
| Agent:          | Mr M Farrer                                                   | Case Officer: | Joseph Toole |
|                 | MF Designs Ltd                                                |               |              |
| Ward:           | St Faiths                                                     |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

26 Japonica Way, Havant, is located to the east side of Japonica Way. The application site is a two storey detached property comprising brickwork and concrete roof tiles. Vehicular access is from Japonica Way in a form of a private access with parking to the front.

The property is located within a residential area with surrounding properties of similar style and design.

*Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Single storey rear extension to replace existing conservatory

## **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

## **5 Statutory and Non Statutory Consultations**

**Councillor Imogen Payter**

No Comment.

**Councillor J Branson - St Faiths**

No Comment.

**Councillor T Pike - St Faith's**

No 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: 7

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

- (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 development would involve a single storey rear extension replacing the existing conservatory. It would be used as a lounge and have a width of approximately 4.9 metres, a depth of approximately 4 metres with a pitched roof having a maximum height of approximately 3.5 metres.

7.4 The proposed extension would have facing brickwork and concrete roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwelling.

- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 On the west side there would be no side windows within the proposed rear extension facing the shared boundary with No.24 Japonica Way. The proposed extension would be partly screened by the existing 1.8 metre high fencing along the shared boundary and would be of a similar size to the existing conservatory thus it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.24.
- 7.8 On the east side there would be a side window within the proposed rear extension facing the shared boundary with No.28 Japonica Way. Due to the existing screening of 1.8 metre high fencing it is considered not to cause harmful overlooking. Furthermore, due to the distance from the shared boundary it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.28.
- 7.9 To the rear there would be doors and windows facing out onto the rear garden. These views would be screened by the existing 1.8 metre high fencing along all boundaries therefore it is not considered to cause harmful overlooking to any neighbouring properties.
- 7.10 Consequently, it is considered that the proposal will not 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.

## **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/21/01004

- 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 and Block Plan  
Proposed Plans - 3279 P 01

**Reason:** To ensure provision of a satisfactory development.

- 3 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.