

9 Nightingale Park, Havant, PO9 2SE

Conversion of room above garage to 1 bedroom flat

9 Nightingale Park is located at the end of a cul-de-sac of detached houses within the settlement boundary of Havant. The site is bound to the north by a mature fir hedge with tennis courts beyond and to the west by 4 Southleigh Road and a convenience shop.

The dwelling sits to the south of the plot and to the north sits a 3 bay garage building. The garage was altered following approval under application APP/14/00317 to provide a fully pitched roof for private storage and for private garaging to the ground floor.

There is currently parking for 3 cars outside of the garage however a streetlamp sits within the middle of the driveway and this precludes access to some degree.

The proposal seeks permission to convert the room above the garage building to a single bedroom flat. This will involve no external alternations to the building apart from changing the right hand single garage door to a pair of doors to provide access to both the garage and the stairwell and two rooflights to the rear roof plane.

It is proposed to provide parking for one car to the north of the site to serve the proposed flat and an easement will be provided over the red line area as shown on the plans for car parking to the house which will be relocated to the south of the garage.

The lamp post will be moved south so that full access to the site and easier turning will be provided. This will improve parking facilities on the site and so it is not considered there are any detrimental highways impacts of the proposal. An application has been made to SSE to relocate the lamp post and this is in process to be carried out.

It is considered that the parking provided within the site is suitable for the main house and the proposed flat as well as there being further parking within the garage. As such the proposal will not lead to parking off site

The principle of the development is considered acceptable. The site lies within the built up area as defined by the local plan.

As the proposal involves limited external development it is not considered that the proposal will have any impact on the character of the area. No further windows are proposed, the existing dormer windows face up the road and so do not lead to overlooking of neighbouring properties. It is proposed to add two roof lights to the rear roof plane. These will be high level with the openings above 1.7m from floor level and so will not lead to overlooking.

In conclusion the application provides for a single dwelling within the built up area, adequate parking can be provided within the site and with limited external alterations no impact on the character of the area is made.

It is therefore felt that the proposal is in accordance with local and national policies.