
Site Address: 13 Boundary Way, Havant, PO9 1NE
Proposal: Front single storey porch with front window, rear single storey flat roof extension with roof lantern and windows to rear.
Application Type: Full Planning Permission
Application No: APP/24/00409 Expiry Date: 02/08/2024
Applicant: Dr Hands
Agent: Case Officer: Josephine Lacey
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

13 Boundary Way, Havant, is a semi-detached two storey dwelling with a hipped roof to the west side of Boundary Way. The elevations are light coloured painted pebble dash and the roof is red tiled. There are four windows within this elevation, with two of which being within one half of a two-storey pitched roof gable end with an eaves height at first floor level, which is mirrored by the adjacent attached property. There is a path, long grass, and hardstand driveway to the front elevation with bushes to the front boundary. There is a side gate leading to the rear garden to the south elevation. The adjacent and surrounding properties are of similar design, mass and scale.

2 Planning History

None recent or relevant.

3 Proposal

Front single storey porch with front window, rear single storey flat roof extension with roof lantern and windows to rear.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comment received.

Councillor Gillian Harris

No comment received.

Councillor Phil Munday - St Faiths

No comment received.

Environment Agency

No comment received.

Portsmouth Water Company

No comment received.

Property Services Manager

No comment 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 proposal is for a front single storey porch with front window, rear single storey flat roof extension with roof lantern and windows to rear. The front porch would be in line with the gable element of the front elevation and would extend to the south side elevation. The roof of the porch would be hipped, which would be in keeping with the main roof. The rear extension would have a flat roof.
- 7.4 The dimensions of the proposed porch are 3.2m to ridge height and 2m to eaves height. It would be 4.5m in width and 1.3m in depth. The dimensions of the proposed rear extension are a height of 2.5m, width of 6.7m and depth of 5.7m. There would also be a triple glazed rooflight within the flat roof. To the rear, the fenestration would change due to the introduction of a velux window within the roof and a new uPVC window and patio door within the rear elevation. There are no new windows proposed within the side elevations.
- 7.5 The front porch is considered in keeping with the main dwelling and street scene as it is subservient to the main dwelling and the materials are in keeping. The rear extension would not be visible from the street scene because it is to the rear.
- 7.3 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

- 7.4 To the south is No. 12 Boundary Way. Between this property and the proposed rear extension is a high level hedge (approximately 2.5m in height). This would screen the extension and would mean there would be limited and acceptable loss of privacy, light and outlook as a result of the extension. The front elevation of No.13 is further forward towards the public realm than No.11, and therefore there is a separation distance of approximately 6m between the front elevations. The proposed porch would not result in a loss of light, outlook or privacy to this neighbouring property. Therefore, any impact on this property in terms of light, outlook and privacy is considered limited and acceptable and the proposed additions are not considered overbearing.
- 7.5 To the north is No. 14 Boundary Way. This property is attached to No. 13. The proposed extension is not proposed to be immediately adjacent the boundary; there would be approximately 1.2m between the north elevation of the extension and the boundary. The extension would be visible above the boundary by 0.8m. This is considered acceptable in terms of light and outlook. There would be no windows in the elevation facing this property, so there would not be a loss of privacy. The proposed front porch would not be visible from this property due to it being constructed in line with the existing front elevation. In summary, the proposal would have a limited and acceptable impact on this neighbouring dwelling.
- 7.6 To the east are No.s 19 and 20 Boundary Way. These properties are across the highway and would not be impacted by the proposals in terms of loss of outlook, light and privacy and would not be overbearing.
- 7.7 To the west is the rear garden of No. 1 Cross Way. There is a large distance between the proposed rear extension and this property, and there would be no impacts in terms of loss of light, outlook and privacy and it would not be overbearing.

(iii) Priority habitats and notable species

- 7.8 It is noted that the site is within 50m of the protected species the Common Toad. Due to the minor scale of the works, they are not considered to have a detrimental impact on this species.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00409 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:

31 Jul 2024	AMENDED PROPOSED NORTH AND SOUTH
ELEVATIONS	
07 Jun 2024	PROPOSED FLOOR PLANS
07 Jun 2024	SITE PLAN
07 Jun 2024	PROPOSED EXTENSION
07 Jun 2024	PROPOSED EXTENSION, PORCH AND
MODIFICATION	
07 Jun 2024	LOCATION PLAN

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.

