
Site Address:	20 Boundary Way, Havant, PO9 1NE		
Proposal:	Two storey rear extension (Resubmission).		
Application No:	APP/18/00946	Expiry Date:	15/11/2018
Applicant:	Mr Burton		
Agent:	Mr Wilson	Case Officer:	Emma Chisnall
	SurveyCloud Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 20 is a two storey semi-detached dwelling situated on the east side of Boundary Way in Havant. The dwellinghouse is positioned on an incline of land to the east and is constructed of facing brickwork, pebbledash and concrete tiles. The site has a modest amenity space to the front which is open to the highway and part laid as lawn and part hard-surfaced in order to accommodate a parking provision for two cars.
- 1.2 A garage was attached to the north side of No 20 however this was permitted to be demolished and built as a single storey side extension back in 2009.
- 1.3 To the rear the amenity space is adequate in size and laid as lawn. A 1.8m timber fence surrounds the site and an outbuilding is in position to the north side of the site.

2 Planning History

09/60828/000 - Single storey side extension., PERM,12/01/2010
APP/13/00834 - Prior notification for a single storey development extending 3.67 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3.0 metres and an eaves height of 3.0 metres., GPDC,19/09/2013
APP/18/00632 - Two storey side extension and single storey rear extension., WD,17/09/2018

3 Proposal

- 3.1 Two storey rear extension (Resubmission).

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

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: 8

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 works proposed to No 20 include a single storey rear extension with a part first floor extension to the rear which shall be in line with the existing side elevation. As such the majority of the development shall be screened from Boundary Way by the existing dwellinghouse.

7.4 The works are considered to achieve a subservient appearance on No 20 from either being designed with a flat roof for the single storey development and set off the shared boundary, or from being in line with the existing elevations, modest in width and set down from the main ridge height for the first floor development. This is considered to create a proportionate development on No 20 which is not significantly out of keeping to the character of Boundary Way.

7.5 Materials are proposed which match that of No 20 and consist of a pebbledash and matching brickwork which is considered to result in an acceptable impact to No 20.

- 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 The works have the potential to impact the adjacent neighbours Nos 19 and 21 Boundary Way and it is noted that no letters of objection were received with respect to the scheme.
- 7.8 The proposed development to No 20 includes the demolition of an outbuilding along the north boundary and the erection of a single storey rear extension set off the boundary and a first floor rear extension which shall be set away from the shared boundary by approximately 2.2m creating an overall gap between itself and No 19 of 4.2m. The design is considered to be sympathetic to the potential impact caused to No 19 and is flat roofed on the single storey and hipped on both sides of the first floor works. No 20 is to the south of No 19 and therefore light levels do have the potential to be impacted but with the two storey extension set away from the neighbouring dwelling by approx 4.2m the 45 degree line is not failed when taken from a central point of the ground floor rear elevation windows of the neighbour which shall ensure the development results in a limited and acceptable impact.
- 7.9 No 19 has two windows in the south side elevation which serve a hallway and landing. As non-habitable rooms the impact caused to these windows is modest and would not result in a significant enough harm to warrant a refusal of the planning permission. The development is therefore, on balance, considered to be acceptable.
- 7.10 The proposed development at No 20 shall be set approximately 6m away from the shared boundary to the south and No 21. This distance combined with the design of the development and from it being to the north of the neighbour is considered to maintain the existing amenity levels afforded to the neighbour. The development is considered to be acceptable.
- 7.11 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).

(iv) Parking

- 7.12 The proposed extension shall not increase the amount of bedrooms at No 20 and an email and amended plan have been submitted to show this. As a result, the existing provision of two parking spaces is considered to serve the dwelling sufficiently and is considered to accord with the Boroughs Parking SPD. The development is considered to be 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00946 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:

Proposed Elevation, Floor and Roof Plan: Drawing No SD18506-P5.0

Site and Location Plan: Drawing No SD18506-P1.5

Confirmation of bedroom number to be retained as existing via email
12.11.2018

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.