
Site Address:	10 Chidham Square, Havant, PO9 1DX		
Proposal:	Single storey front infill extension with tiled roof.		
Application No:	APP/16/00299	Expiry Date:	29/09/2016
Applicant:	Mr Andrews		
Agent:		Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Chidham Square is a two storey mid-terrace dwelling situated on level ground and is constructed of white cladding and UPVC windows with a pitched roof of concrete tiles. The dwelling has a forward extension which accommodates a porch and internal garage which currently is the width of approximately half the dwelling. This development is single storey and has an Asphalt flat roof. The amenity space to the front is moderate in size and hard-surfaced for the provision of parking two cars. There is no curtilage boundary to the front and No 10 appears open and viewable from Chidham Square Road.

2 Planning History

None

3 Proposal

Single storey front infill extension with tiled roof.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

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: 2

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

No 10 is located within Chidham Square which contains a number of terraced dwellings that are of similar style and size. From the streetscene it is evident that the dwellings within the immediate area have developed to the front in order to create additional space so it is therefore felt that the proposed works to No 10 should not look out of place nor detract significant character from Chidham Square.

The materials proposed do differ from the existing design of No 10 and propose a mixture of cladding and brick work for the walls with a cement tiled mono-pitched roof as well as composite door. Although the materials will not be a direct match to the existing at No 10 it is felt the proposed changes will not be obtrusive and will bring about an attractive uplift to No 10, matching other examples of development within the streetscene and improving the overall appearance. A condition will be included with the decision requesting a sample of the cladding to ensure it is in keeping with the immediate area and host dwelling of No 10 as this has not been provided.

The design proposed is considered to be of a sound design and although it proposes to extend the full width of the dwelling to the front it is felt that due to the small size proposed that the works should not appear bulky nor obtrusive. Although the majority of the forward development within Chidham Square only extends for half the width of the dwelling it is considered that the proposal to develop the full width will improve the visual appearance of No 10, providing symmetry in design and a neat appearance.

Information has been submitted to confirm that the works will not breach the curtilage

boundary of No 11 and as such, will wholly be positioned within the curtilage boundary of No 10. _ _

(iii) Impact upon residential amenity

The design of the works are considered non-obtrusive and will bring the existing front windows in closer proximity to the road. It is considered the proposed changes will not impact the residential amenity of either neighbour located to the side of No 10 due to the projection of development that is already in place at No 10 and that proposed extension will not project past the existing elevation and be small in size. No 11 has also developed to the front of the dwelling so therefore the visual outlook from the neighbouring dwellings should be maintained and due the extension being 1m in depth it is considered that the works would not create shading nor impact light levels reaching the immediate neighbours. No new windows are proposed along the side which will protect privacy and prevent over-looking and therefore the development can be considered acceptable.

8 Conclusion

No 10 Chidham Square has adequate amenity space for the proposed front extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00299 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable. Excluding the exposed brick work and cladding proposed for the exterior wall and porch and the thrutone fibre cement tiles for the low pitch, lean to roof.
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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the cladding to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and

having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey: Unique Plan Reference 00115925-221F0B

Proposed Ordnance Survey: Unique Plan Reference: 00115929-3024C5

Proposed New Structure: Received 25.05.2016

Proposed Front Elevation: Received 25.05.2016

Proposed Cross Section Plan: Received 25.05.2016

Photograph of Proposed Window Style Received 25.04.2016

Photograph of Front of House: Received 21.03.2016

Photograph- Enlargement of Front of House Received 25.04.2016

Reason: - To ensure provision of a satisfactory development.