
Site Address:	25 Chidham Drive, Havant, PO9 1DU		
Proposal:	Rear conservatory.		
Application No:	APP/15/00485	Expiry Date:	26/06/2015
Applicant:	Mr & Mrs Mills	Team:	Team 1
Agent:	Ms Wright	Case Officer:	Daniel
	Anglian Home Improvements		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.25 Chidham Drive sits mid terrace within a block running north/south. The rear garden is located on the eastern side, sharing a rear boundary with another residential garden of similar proportions.

Standard 1.8 metre closed board fencing surrounds the garden on all sides.

2 Planning History

None Relevant.

3 Proposal

This application seeks permission for the erection of a single storey, rear conservatory.

4 Policy Considerations

National Planning Policy Framework

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None Relevant

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 streetscene
- (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.

(ii) Impact upon the streetscene

This proposal is located to the rear of the property, and will be entirely obscured from the public domain. It is therefore considered that no impact will ensue upon the streetscene.

(iii) Impact upon residential amenity

Extra consideration has been given to the southern neighbour due to their proximity to the development by way of it being sited along the shared boundary. It is noted however that the dimensions of this proposal accord with householder permitted development rights. Notwithstanding this, it is still considered that no significant harm will come to either the southern or northern neighbour.

8 Conclusion

Notwithstanding the fact that this proposal accords with permitted development, it is considered to cause no additional harm. Therefore permission should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00485 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

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

Block Plan, Received by the Council 1st May 2015

Proposed Plan & Elevations, contract number 099/85709, received by the Council 1st May 2015

Reason: - To ensure provision of a satisfactory development.