

DELEGATED OFFICER REPORT

PROPOSAL	Single storey front extension.
LOCATION:	6 Chadswell Meadow, Bedhampton, Havant, PO9 3HB.
REFERENCE NO:	APP/26/00354
APPLICANT:	Mr & Mrs Howarth
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	15/07/2026 (Agreed EOT 28/08/26)
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site No.6 Chadswell Meadow, Bedhampton is located to the north-west side of Chadswell Meadow, at the end of this small close of residential properties. The site comprises a two-storey detached property comprising of red brick walls and detailing with red/brown concrete roof tiles. Vehicular access is from Chadswell Meadow with parking to the front on the driveway and the garage, located at the head of the small close.
- 1.2 The property is located within a residential estate with properties differing in style and design.

2. Planning History

No relevant planning history on site

3. Proposal

Construction of a single storey extension to the front elevation of the existing house, replacing a projecting rectangular bay window, at ground floor level.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 - High Quality Design

DM13 - Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 – Presumption in favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A.

Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Councillor Michael Lind No comments received.
Councillor Philippa Gray No comments received.
Councillor Jason Beal No comments received.

6. **Publicity and 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: 7

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Biodiversity Net Gain (BNG)

(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 existing detached house on site is of a 'modern' vernacular design of the 2000's. This is finished in red brick walls and detailing with red/brown concrete roof tiles, with white uPVC windows and composite doors. Vehicular access is from Chadswell Meadow, with parking to the front on the driveway and the single garage, located at the head of the small close. The proposal would comprise of a single storey extension to the front elevation of the existing house, replacing a projecting rectangular bay window, at ground floor level. This would measure 1m in depth, by 3.92m in width, with an eave's height to a maximum of 2.6m and 3.6m in height, over the mono-pitch roof. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would increase the forward projection of the house, however, officers are of the opinion that the proposal would be subservient to No.6, owing to its proposed modest height and scale, with only 1m in projected depth on the host dwelling's front elevation and would not result in an excessive extension to the existing house on site and consider it an acceptable addition.
- 7.4 Although the proposal would be visible to the public realm but would be minor in scale, only be a metre in depth, it would use matching materials to the host dwelling and be similar to other existing front projections on nearby neighbouring housing, which would be considered acceptable in visual terms within the existing streetscene.
- 7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and nearby neighbouring dwellings 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

- 7.6 The proposed single-storey front extension would be visible from the public realm, although it would be minor in scale. It would face eastwards towards the side boundary of No. 5 Chadswell Meadow, which is marked by 1.8m-high timber fencing and located approximately 13m away across the front driveway. The extension would also be positioned to the north of the more projecting front elevation of No. 4. There are two small obscure-glazed windows on the northern side elevation of No. 4, the closest neighbouring property to the south. At this point, there is a gap of approximately 1.5m between the buildings, allowing some light to reach these windows from the front and from the north. As the proposal would extend forward of the existing front elevation, it may have some impact on the level of light reaching the closest window. However, given its limited projection of 1m, single-storey height, and the likely non-principal use of the affected window (cloak-room), this impact is not considered sufficient to warrant refusal. The proposal would not project beyond the neighbour's front elevation and would not

appear overbearing or result in an unacceptable loss of amenity to No. 4. No windows or rear gardens would be overlooked by this proposal. Therefore, due to its scale, position, and separation distance, no other neighbouring properties would be adversely affected.

- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers and all other material considerations. The proposal would therefore meet the requirements of Policies CS16 and AL1 and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00354 subject to the following conditions

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:

Location & Block Plan 3380 P 02.
Proposed Floor Plans & Elevations 3380 P 01

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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.