
Site Address: 82-84 West Street, Havant, PO9 1LN
Proposal: Erection of an outbuilding and construction of a pergola following the demolition of part of the existing brick shed.
Application Type: Full Planning Permission
Application No: APP/24/00371 Expiry Date: 16/07/2024
Applicant: Mr David Willetts
Agent: Mr Roger Hill Case Officer: David Eaves
 Roger Hill Building Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the north of West Street in Havant and to the south of a private parking area serving residential properties in West Street. No's 82-84 West Street form a single dwelling and the proposals are to the rear of this property. The site lies within Havant Town centre and The Black Dog Conservation Area.
- 1.2 There is an existing brick outbuilding which is proposed to be reduced in size as part of these proposals. There is also fencing to the parking area and fencing/walling to side boundaries.

2 Planning History

10/73837/002 - Enlargement of conservatory to rear. , PERM,24/05/2010

09/72816/001 - Discharge of Condition No's 1 to 17 of Planning Permission
08/72816/000., PERM,03/09/2009

09/73837/000 - Enlargement of conservatory to rear., PERM,03/08/2009

09/73837/001 - Discharge of Condition No. 2 of Planning Permission 09/73837/000. ,
WD,27/03/2010

APP/11/01516 - New car parking within secure enclosure, new vehicular access via
bridge over ditch from Park Way., WD,06/06/2012

APP/13/00051 - , PERM,19/03/2013

APP/13/00419 - Discharge of Condition No. 4 of Planning Permission APP/13/00051.,
PERM,22/05/2013

APP/15/00421 - Erection of outbuilding for garage, studio and storage.,
PERM,10/08/2015

3 Proposal

Erection of an outbuilding and construction of a pergola following the demolition of part

of the existing brick shed.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Date – 5/7/2024

APP/24/00371

Site Address – 82-84 West Street, Havant .

Background

The application site is located on West Street in Havant and within the Black Dog Conservation Area. It comprises a two-storey property of historic construction with accommodation in the roof space. To the rear of the property is a garden with access onto Park Way, including a small, brick built shed.

Proposal

Erection of an outbuilding and construction of a pergola following the demolition of part of the existing brick shed.

Legislative and Policy Context .

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission

for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

NPPF (December 2023) – Chapter 16

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment: _

The proposal is to demolish part of the existing shed and erect a new outbuilding and pergola following the demolition of part of the existing brick shed. The outbuilding will comprise a Welsh slate, mono-pitch roof, and be partially constructed from feather edge boards. It will be a total height of 2.9m. The east wall of the outbuilding would be constructed in facing bricks salvaged from the partial demolition of the existing shed. The south facing wall will be lightweight blocks and finished with painted render.

To the south of this will be a pergola. The front elevation of the pergola, which will face into the rear garden will feature an ornate, open Indian frame series of attractive arches, supported by 4no. wooden posts.

The proposals are of a high-quality design and sympathetic and in keeping with the host dwelling, making use of materials which appropriate to the locality.

Overall, the proposals would not result in harm to the designated heritage asset, that being the Black Dog Conservation Area and will meet the test of Section 72 of the T&CPA 1990, by preserving and enhancing the special character of the conservation area. It will also comply with the relevant parts of Chapter 16 of the NPPF and the

relevant local plan policies.

Conclusion _

NO OBJECTION _

1. Sample and / or details of all new external materials are required for submission and approval prior to above ground construction.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

County Archaeologist

Havant has its origins as a Roman, Saxon and then medieval town and archaeological work in the vicinity indicates that both Roman and Medieval archaeology exists in this area. However the foundation shown on the plan is slight in nature and unlikely to reach the depth at which archaeology of this greater age might be encountered. On that basis I would not raise any archaeological issues.

Engineering/Drainage

No comments received.

Environment Agency

Environment Agency position We have no objection to the proposal as submitted. Advice to Applicant Environmental permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity. Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

HCC Arboricultural Consultancy

All trees of a certain size are protected by the Black Dog Conservation Area.

Previous applications at this site have specified T1 (Eucalyptus) and T2 (Malus) for removal. This has not previously given rise to arboricultural objections. Both of these trees are shown for retention on the current application.

I appreciate that the standard arboricultural details have not been supplied i.e. a BS5837:2012-compliant tree survey etc., however it would seem unreasonable to request this level of information in relation to trees previously approved for removal. As such, I have no objections on arboricultural grounds.

Informative: The proposal seems to affect the rooting areas of T1 and T2. Dependent on working practices, there is the potential for root damage. At one end of the scale, this may result in a loss of vitality but an extreme impact could be loss of stability. If the Applicant seeks to retain these trees, they are advised to seek advice from an independent Arboriculturist. Any works beyond those required to implement a grant of planning permission would require the submission of a standard s211/Conservation Area notice to the Council.

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: 23

Number of site notices: Two

Statutory advertisement: Yes

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 and Black Dog Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Flood risk and the water environment

(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. The site is also however within the Black Dog Conservation Area and this is considered below.

(ii) Appropriateness of design and impact on the character of the area and Black Dog Conservation Area

- 7.3 The proposal would result in the remodelling of part of an existing brick shed, with corrugated roof in the rear garden of No. 82-84 West Street. This can be viewed from the private parking area to the rear which is itself accessed from the north and the car park to the German Doner Kebab premises.
- 7.4 The shed would be re-roofed with the pitch changed from falling west to east to being flat roofed. The footprint of the brick outbuilding would also be reduced and parts of the south and east wall removed. The outbuilding would become open to the east and south sides with a pergola provided with an Indian frame. To the northern side of the pergola and retained brick building would be a timber clad bicycle store and garden store with dimensions of 5.4m width, 1.8m depth and with a height of 2.9m to the top and falling to approx. 2.3m and incorporating a Welsh slate mono-pitched roof falling to the north. The east wall of the garden store would use salvaged bricks from the reduced brick outbuilding. It is noted that a small timber store would also be replaced by the bicycle/garden store.
- 7.5 These proposals would not be viable from West Street and there would only be very limited views from beyond the site to the north. Whilst the proposals would be readily visible from the rear private parking area which serves a number of properties the buildings are considered to have an acceptable appearance as modest garden buildings.
- 7.6 In relation to the impact on the Black Dog Conservation Area, the proposals have been considered by the Councils Heritage Officer who has concluded that:

The proposals are of a high-quality design and sympathetic and in keeping with the host dwelling, making use of materials which appropriate to the locality.

Overall, the proposals would not result in harm to the designated heritage asset, that being the Black Dog Conservation Area and will meet the test of Section 72 of the T&CPA 1990, by preserving and enhancing the special character of the conservation area. It will also comply with the relevant parts of Chapter 16 of the NPPF and the relevant local plan policies.

The proposals are therefore considered to preserve and enhance the Conservation Area.

- 7.7 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

- 7.8 The proposals would be set closest to No. 80a, however, given their scale and positioning they are not considered to impact the residential amenities of this property. It is noted that the proposals would also not impact the rear parking area in terms of its capacity.
- 7.9 Consequently, it is considered that the proposals would 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.

(iv) Impact on trees

- 7.10 In relation to trees there is an apple tree which would need pruning to accommodate the proposals, however, this is proposed to be retained and is not suitable for a TPO. A larger Eucalyptus tree is set further off and shown to be retained.

(v) Flood risk and the water environment

- 7.11 A stream runs to the north of the parking area and is not directly impacted, it is noted however that an Environmental Permit would be required from the Environment Agency and an informative is recommended to highlight this requirement to the applicant.
- 7.12 A small area adjacent to the stream is shown as flood zone 2 and 3 and the site is within a future flood zone. However, as the proposal is sited outside the existing flood zone and is for a small outbuilding and pergola with low vulnerability it is not considered that the proposals would increase on or off site flood risk and no objection has been raised by the Environment Agency.

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 / Conservation Area and would have a limited and acceptable impact on the neighbouring properties and flood risk. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00371 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:

Location and Site Plan Drawing No. 733a.01
Proposed Floor Plan and Elevations Drawing No. 733a. 03
Design and Access Statement Roger Hill Building Design May 2024

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials 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 in the Black Dog Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.