



08/57710/007 - Two storey double garage with dormer windows, to rear of property (revision of previously approved application 07/57710/006)., PERM,16/03/2009  
09/57710/008 - Discharge of Condition No. 2 of Planning Permission 08/57710/007., PERM,18/08/2009

### **3 Proposal**

- 3.1 Removal of rear lean-to extension with proposed replacement extension, revised & replacement fenestration, removal of render finish to front & side elevations, introduction of wood burning stove & flue, internal alterations & refurbishment.
- 3.2 As originally submitted anthracite or dark blue aluminium windows were proposed with multi panes. During the course of determining this application this has been amended to white aluminium windows, with single panes for the front (south) and side (west) elevation windows, and multi panes for the rear windows.

### **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)  
CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)

#### Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)  
AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

### **5 Statutory and Non Statutory Consultations**

#### **Arboriculturalist**

None received - *but no trees affected*

#### **Conservation Officer - initial response**

I am generally in support of the proposed changes as these will enhance the contribution that the property makes to the conservation area.

However, I am raising concerns with the proposed windows, which are to be aluminium frame of either anthracite or dark blue. I feel these would be out of character with the traditional style and form of the buildings and other buildings within the wider Black Dog Conservation Area. I realise that there is a mixture of window styles, even with a traditional context, however, the main characteristic is white framed, traditional style windows. There is a building opposite which has windows with a dark, metal frames, however this would appear to be a former commercial building which has at some point

been converted, so the windows are appropriate to that character.

Overall, the proposed windows would currently not be supported within the scheme. My suggestion is to amend these to timber framed, white painted windows to more appropriately affect the character of the conservation area.

### **Conservation Officer - on amended details**

#### **Site**

The site is located on West Street in Havant, within the Black Dog Conservation Area. It comprises an end of terrace property of a traditional character, with a white painted render exterior. The property currently features white UPVc windows with wooden shutters and clay roof tiles. There have been several additions to the rear elevation and the property also features a rear garden.

#### **Proposal**

Removal of the rear, lean-to extension with proposed replacement extension, revised & replacement fenestration, removal of render finish to front & side elevations, introduction of wood burning stove & flue, internal alterations & refurbishment.

#### **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**

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions

#### **Local Plan**

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. 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 CS16 (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 seeks to remove the existing lean-to conservatory and replace this with a fully built extension, almost like for like in height, using matching materials. The existing, UPVc double glazed windows are proposed to be replaced with white aluminium frames. This is part of a general updating of the appearance of the building, including the removal of the render to reveal the original brickwork and repointing where necessary. The proposal also includes a wood burning stove and flue which will exit the building on the rear elevation.

The replacement rear extension would be finished with matching materials and would be subservient to the main dwelling. The introduction of aluminium windows will introduce a further contemporary material to the property and the Black Dog Conservation Area. However, this section of West Street contains a mixture of wooden, metal and UPVc framed windows. However, the aluminium window frames are slimmer in profile than the existing UPVc fenestration and along with the other alterations proposed for the exterior, will maintain and enhance the appearance of the building and its visual contribution to the conservation area.

The plans propose that a redundant (and much reduced) chimney stack on the east elevation will be removed, however the existing chimney stack on the west elevation which features the chimney pots, will be retained, which is welcomed as this is a traditional feature worthy of retention. The removal of the white painted render and revealing of the brickwork will give the property a more traditional appearance. However, the condition of the brickwork will need to be carefully assessed following this and repointing may be required if necessary.

Overall, it is considered that the proposal will meet the test set out in Section 72 of the T&CPA 1990 with regard to preserving or enhancing the special quality of the conservation area and the relevant national and local planning policies.

### **Conclusion**

**NO OBJECTION**

## **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: 16

Number of site notices: 1

Statutory advertisement: 07/04/2023

Number of representations received: 0

| <b>Comment</b> | <b>Officer Comment</b> |
|----------------|------------------------|
| None received  |                        |

## **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 Conservation Area
- (iii) Effect on neighbouring properties

(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. Being located within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving or enhancing the character and appearance of that area.

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

7.3 The proposal generally involves external refurbishment works to remove recent additions such as the shutters, UPVC windows and render, to expose the original brickwork and let the house 'breathe' to overcome internal damp issues. From the street scene the visual changes would therefore be fairly significant from the removal of the render. It is noted that there are a mix of finishes in the area, including render, brick and painted brick. Therefore the change in external appearance would not be inappropriate to the visual appearance of the street scene.

- 7.4 In terms of use of aluminium windows, it is noted that there are a mix of window materials in the Black Dog conservation area, and notably an appeal was dismissed at 74-76 West Street in 2017 for the use of UPVC windows. In that case original timber windows were lost and replaced with UPVC. In this case, the site already has UPVC windows and, following negotiation, white single pane aluminium windows are proposed for those that are visible in the public domain. It is considered that the slimline profile of the windows proposed is such that the change of material would, in this case, represent an improvement and enhancement to the appearance of the conservation area.
- 7.5 The alterations proposed to the rear include the replacement of the existing lean to style conservatory with a similar sloping roof extension; re-siting a window in the single storey outbuilding from the west to east roof slope; as well as a flue. Only oblique views across the adjacent car showroom would be possible of these alterations, which would arguably be enhanced from the removal of the window in the roof slope. Generally the works within the courtyard style enclosed rear garden would not be visible to the public or affect the character of the area. Therefore it has been agreed that the rear windows could be multi paned as they would not be visible.
- 7.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving or enhancing the character and appearance of that area. The Conservation Officer is satisfied that the amended plans and use of white slimline single paned aluminum windows on the front and side, with removal of render, would result in a more traditional appearance that would maintain and enhance the appearance of the Conservation Area.
- 7.7 Overall the proposal is considered to preserve the character of the Conservation Area and as such is compliant with policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and policy DM20 of the Allocations Plan, 2014.

(iii) Effect on neighbouring properties

- 7.8 The replacement rear addition, which would have the same footprint size and just a bit higher due to proper sloping roof, would have no impact on the attached property (part of Jacobs Court flats) due to the long building on the shared boundary providing screening between sites.
- 7.9 Consequently, it is considered that the proposal will 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.

## **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, and would have a limited and acceptable impact on the neighbouring properties. It would preserve the character of the Black Dog Conservation Area. On this basis it is recommended for approval.
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## 9 RECOMMENDATION:

That the Head of Place be authorised to for application APP/23/00213 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 Block Plan - Drawing Number 005 Rev A  
Existing and Proposed Rear and Side elevations - Drawing Number 004 Rev A  
Existing and Proposed Front and Side elevations - Drawing Number 003 Rev A  
Existing and Proposed Roof plans - Drawing Number 002 Rev A  
Existing and Proposed Floor plans – Drawing Number 001  
Aluminium Window specification - AluFold Direct Survey Sheet  
Design & Access & Heritage Statement

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.