
Site Address: Clarence House, Stamford Avenue, Hayling Island, PO11 0BJ

Proposal: Application of timber cladding to external elevations of existing kitchen. Removal of pitched roof and replacement with flat roof with edge parapet and roof window.

Application Type: Full Planning Permission

Application No: APP/23/00452 Expiry Date: 18/07/2023

Applicant: Mr Harden

Agent: Mr Brightwell Case Officer: Joseph Toole

 Engineering Architecture Ltd

Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

Clarence House, Stamford Avenue, Hayling Island, is a detached two storey property located to the west side of Clarence House. The property comprises of white render and grey roof tiles. Vehicular access is from Clarence House with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

The property is adjacent Clarence Cottage, a Grade II Listed Building.

2 Planning History

01/54699/007 - Detached games room to rear, PERM, 19/10/2001

90/54699/000 - Outline application for retention of existing dwelling and erection of 12 No. 2 bedroom flats, PERM, 11/10/1990

91/54699/001 - O/A for erection of 10 No. 2 bedroom flats with access onto Stamford Avenue and retention of existing dwelling, REF,

APP/14/00560 - Holm Oak - Reduce all north sectors by approx 3.5m back to previous cuts and shape into the top. Remove the 2 lowest limbs in the north sector. Remove any dead, crossing or epicormic branches as necessary. Notes - The tree we are applying to do work on, does not have a TPO on but makes up part of the canopy of the TPO holm oak next to it., UNK,

APP/19/01019 - Single storey rear extension, single storey side infill extensions, new front boundary wall., WD, 01/02/2023

3 Proposal

The proposal is for timber cladding to external elevations of existing kitchen and the removal of the pitched roof and replacement with flat roof with edge parapet and roof window.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Not applicable to Clarence House; however the site lies adjacent to Clarence Cottage, a Grade II listed building.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Assessment

The proposal seeks to redesign the existing extension by cladding this with cedar and replacing the windows. The existing, pitched roof is to be replaced with a flat roof with a roof lantern. The existing conservatory will remain in situ.

Given that the proposed changes relate only to the existing building form, and on a section of the property which is not directly adjacent to the designated heritage asset, it is considered that the impact arising from the proposed works on the heritage asset, would be negligible.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the heritage asset and would therefore meet the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas) and the relevant national and local planning policies.

NO OBJECTION

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

Historic England

Thank you for your letter dated 20 June 2023 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

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: 19

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on listed building

(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 proposed alterations to the existing kitchen extension would have cedar vertical cladding with a flat roof. Although of different appearance to the rest of the main house, it would not be readily visible from the street scene and thus is not considered to have an adverse impact on the street scene.

7.4 On this basis 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

7.5 Due to the nature of the proposed works it is not considered to have an adverse impact on the surrounding properties.

- 7.6 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.

(iv) Impact on listed building

- 7.7 Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. On this basis, consideration is required to be given to whether the works will affect the setting of the Grade II listed building, Clarence Cottage, which lies to the north.
- 7.8 In that regard, the Council's Conservation Officer has commented on the application stating that given that the proposed changes relate only to the existing building form, and on a section of the property which is not directly adjacent to the designated heritage asset, it is considered that the impact arising from the proposed works on the heritage asset would be negligible. The proposal is therefore considered to preserve the setting of Clarence Cottage, complying with Policy CS11 of the Havant Borough Core Strategy (2011) and Policy DM20 of the Havant Borough Local Plan Allocations (2014).

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. Furthermore the work would preserve the setting of the adjacent listed building. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00452 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 Plan, Site Plan and Proposed Floor Plans - 457_PL01
Proposed Elevations - 457_PL02

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.