

Heritage Team Response

Date – 6/3/2023

APP/22/01207 – Land Rear of 70-76 West Street, Havant

Background

The site is located to the rear of No's 70 and 76 West Street in Havant. It is located just outside the Black Dog Conservation Area. Outline permission has been granted for 4no. 1bed cottages.

Proposal

Application for Approval of Reserved Matters (Landscaping and Layout) pursuant to Outline Planning Permission ref. APP/19/00542 for backland development of 4 No. One bedroom cottages.

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.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 (High Quality Design) (1a) of the Core Strategy states that “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.

Assessment

Within this application, only layout and landscaping are being proposed. All other matters are still reserved.

The proposed landscaping scheme appears appropriate and is an enhancement of the current condition of the site. Overall, there are no heritage objections to these matters.

Conclusion

NO OBJECTION