



05/63436/005 - Application to reduce canopy by 20% (overhanging boundary with 93 St Mary's Road) of Holm Oak (T2) of TPO 1190., PERM,20/02/2006

APP/13/01135 - Crown reduce 1No. Holm Oak (T2) by 3m, subject to TPO 1190. , PERM,11/02/2014

APP/19/00373 - Listed Building Application for internal alterations to reconfigure internal layout., PERM,24/05/2019

APP/19/00701 - Reduce east sector of 1No. Holm Oak (T2) by 2m and west sector by 2m, leaving a crown spread of 10-12m. Subject to TPO 1190., PERM,04/09/2019

APP/19/01172 - Demolition of existing garage; erection of new timber framed and clad single storey garage with pitched roof., PERM,05/02/2020

APP/22/01000 - Listed Building Consent for the change of use from 2No. residential units to 1No. dwelling. Erection of a first floor and single storey rear extensions. New balustrade to rear with internal and external alterations., PERM,

### **3 Proposal**

Change of use from 2No. residential units to 1No. dwelling. Erection of a first floor and single storey rear extensions. New balustrade to rear with internal and external alterations.

### **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

AL1 Presumption in Favour of Sustainable Development  
DM20 Historic Assets

#### Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Grade 2  
Conservation Area: Not applicable.

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

### **Arboriculturalist**

Please consider this email as a consultation response from Arboriculture on the above planning application.

There are a number of trees onsite and on adjacent land that could be affected by the proposals. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

### **Conservation Officer**

(Summary)

### **Assessment**

The proposal for the change of use from the two subdivided properties back into one larger property (Rook Farmhouse) is supported.

The proposal comprises the following works:

#### **Internal**

This will involve the following:

- Removal of the porch to the north elevation
- Reinstatement of the opening between the existing lounge spaces
- Removal of modern staircase in the northern lounge of 91a
- Removal of modern partitioning
- Reconfiguration of internal rooms
- New kitchen

#### **External**

- new GF extension to replace northern porch
- Replacement window in proposed utility room
- Replacement of existing double door with window
- Replacement of north window door with new window
- New first floor extension with full height glazing
- Removal of modern gable dormer on rear elevation
- Extension of existing balcony to the west
- Replacement of modern metal balustrade with glass
- Timber cladding to ground floor section underneath balcony

The building has clearly been extended in a piecemeal fashion over time, the subsequent impact of which is a visually incohesive rear elevation which does not reflect the age or character of the building and therefore its significance as a C18 farmhouse.

Overall, the proposed approach to these various elements of the building together in visually more pleasing manner is welcomed and would reduce the harm currently caused by the existing rear extensions.

The first-floor extension is similar to the gable ended extension on No. 89 and given that this building was once a solo entity, this is important for continuity. However, I feel that a couple of elements of the scheme need to be addressed in order to achieve a design which is more harmonious with the designated heritage asset.

One of these is the rear elevation of the first-floor extension. The combination of the large expanse of glazing and the brisoleil panel, is too contemporary, given that the extension in context, reads as part of the listed building. My view is that as a starter, the brisoleil needs to be removed. Then one option could be to either reduce the large glazing panel, or retain this but set this elevation back into the room and have the gable roof overhang to create a natural shading of the windows.

The other element of concern is the timber cladding on the proposed boot room. The use of this material is at odds with the traditional style farmhouse, particularly being located so close to the historic core of the building. The overall design would appear more coherent if this can be finished with painted render as per the other elements of the proposed rear extensions.

### **Conclusion** .

### **Holding Objection** .

If the two concerns as set out above can be satisfactorily addressed, then the scheme could be supported from a heritage perspective. I am happy to comment further on any amended plans.

### **Conservation Officer**

### **UPDATED RESPONSE FOLLOWING THE SUBMISSION OF AMENDED PLANS ON 26/1/2023**

Amended plans have been submitted which show the removal of the brisoleil panel and the timber cladding to the ground floor boot room. This is now proposed to be finished with render.

This addresses the concerns raised in the initial response and the proposal can now be supported from a heritage perspective.

### **Conclusion** .

No objection subject to the following conditions:

1. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows / doors have been submitted to and approved in writing by the local planning authority. The details to comprise:-
  - a) Plans to clearly identify the window in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

- b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

2. Standard material samples to be submitted / agreed condition

**Councillor Brenda Linger - Hayling West**

No comment received

**Councillor Clare Satchwell - Hayling West**

No comment received

**Councillor Julie Richardson**

No comment received

**County Ecologist**

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. I consider that the extent of proposed works are not likely to result in impacts to protected or notable species and therefore I do not consider that ecological assessment is justified.

**County Waste Management**

No comment received

**Developer Services, Southern Water**

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

[southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

### **Historic England**

Thank you for your letter dated 20 December 2022 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.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

### **National Amenity Societies - Historic Environment Advice**

No comment received

### **Natural England Government Team**

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have a likely significant effect on:

- Solent and Dorset Coast SPA
- Portsmouth Harbour SPA and Ramsar Site
- Chichester and Langstone Harbours SPA
- Solent Maritime SAC
- Solent and Southampton Water SPA

Your Authority will need to undertake a Habitats Regulations Assessment (HRA) to determine whether the proposal is likely to have a significant effect on the sites named above, proceeding to the appropriate assessment stage where significant effects cannot be ruled out. The following information is required to inform a HRA:

- Consideration of this project's effects on total nitrogen and/or total phosphorus nutrient loading within the Solent catchment, including a nutrient budget calculation.
- Details of proposed mitigation measures to address any nutrient impacts, including appropriately funded management and monitoring, and details of how the measures will be secured for the lifetime of the development.
- Any other likely significant effects that could arise from the development should also be assessed.

Once the above information is obtained, please consult Natural England on any appropriate assessment your authority may decide to make.

**Case Officer comment:** There is no net gain in housing and therefore this is not deemed to be required.

### **Natural England - Further Comments:**

Further to our phone conversation. I can confirm that the planning application APP/22/00999 for a change use from 2 residential units to 1 dwelling will not require a nitrogen budget calculation or Habitat Regulations Assessment as there will be no net increase in dwellings, this supersedes our previous response.

### **Planning Policy**

No comment received

### **Property Management (formerly County Estates Department) Hampshire County Council**

No comment received

### **Hampshire Biodiversity Information Centre**

Within 50m Wader and Brent Goose Strategy H46B

## **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: 5

Number of site notices: 1

Statutory advertisement: 23/12/2022

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| No comments 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) Impact upon the character and appearance of the area and the Grade II listed building
- (iii) Amalgamation of the units
- (iv) Impact upon residential amenity
- (v) Trees
- (vi) Ecology

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.
- 7.3 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”.*
- 7.4 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.
- 7.5 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.

(ii) Impact upon the character and appearance of the area and the Grade II listed building .

- 7.6 This proposal comprises the addition of a first floor extension to the rear as well as a flat roof single storey extension. There would be a replacement balcony above the single storey extension and internal and external alterations . The proposed first floor extension would have a pitched roof with dimensions of approximately 6.5 metres ridge height and would be sited to the rear of the existing flat roof extension and above the existing ground floor extension. There would be generous amount of glazing to the rear elevation which would serve the rear bedroom - to the rear of this would be a walk in wardrobe and ensuite bathroom. The bedroom would also be served by a side elevation window to the north elevation . A rooflight to the side roof slope and a roof light in the flat roof would also be installed. The ground floor extension would have dimensions of approximately 3.7 metres depth , 2.6 metres height and 3.4 metres width. Glass balustrade would be sited around the flat roof above and this would form the first floor balcony accessed via replacement bi-fold doors added to the rear bedroom and also a door leading from the hallway. New doors and windows would be added to the rear elevation and the existing additions which form part of the bathroom linked to no 89 would be removed.

- 7.7 The proposals are considered to be in keeping with the host dwelling in terms of scale and appearance - the projecting pitched roof extension as proposed to the rear would match that at no 89 and would add some continuity between the properties which were once one dwelling. There would be no changes proposed to the front elevation facing the road and it is noted that some of the additions to the rear currently have an incohesive appearance which would be improved by the proposal. Overall the impact on the host dwelling and the wider character of the area is considered to be acceptable in accordance with Policy CS16 of the Havant Borough Local Plan.
- 7.8 The application site does comprise a Grade II listed building and therefore it is of importance that the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses as specified in Section 66. Havant's Conservation Officer has been consulted on this proposal and originally objected to the previously proposed brisoleil panel and the timber cladding- this has since been removed and the roof of the first floor extension now overhangs as requested by the Heritage Officer. They have since been reconsulted on the amended proposals and have no objection to uphold subject to material samples conditions which would be applied via pre-commencement condition. This proposal is therefore considered to be in accordance with policies CS11 of the Havant Local Plan and Policy DM20 of the Havant Borough Allocations Plan.

(iii) Amalgamation of the units

- 7.9 Alongside these changes an amalgamation is proposed of both 91 and 91a which are currently two separate properties but both in the same ownership. No 91a is located towards the north and forms a one bedroom dwelling with living space at ground floor level and a bedroom and bathroom at first floor level. The door is located to the front elevation. No 91 is the main dwelling which is accessed from the pitched roof porch to the front elevation and this has two bedrooms.
- 7.10 Policy CS9 of the Havant Borough Local Plan relates to housing need in the borough. Paragraph 6.26 'Loss of dwellings' specifically relates to the requirement for new homes in the borough and the resistance against the loss of existing homes. An extract from paragraph 6.26 specifically states the following :
- Only in instances whereby the loss of dwelling(s) will be to achieve wider benefits in accordance with other objectives of this Core Strategy should proposals be considered favourably. In such instances written justification of the wider benefits should be submitted as part of a planning proposal.*
- 7.11 In this particular instance the loss of the dwelling has been considered in accordance with any wider benefits that may be achieved from the amalgamation. One such benefit would be the restoration back into one unit as half of the original dwellinghouse which would now consist of no 89 on one side and no 91 on the other. In addition to this the removal of some of the extensions to the rear would allow for an improved appearance of the dwelling as a whole. The semi restoration of the building bringing it closer back towards one dwelling is considered to accord with Policy CS11 of the Havant Local Plan and Policy DM20 of the Havant Allocations Plan in that it conserves and enhances the listed building. For this reason it is considered that the proposed amalgamation would be acceptable within this specific context.

(iv) Impact upon residential amenity

- 7.12 To the south of the application site is no 89 which is the adjoining property- this has a two storey extension to the rear , similar to that proposed at no 91 as part of this proposal. This would be separated from the side wall of no 89 by approximately 2.3 metres. There are no side or rear windows that would be impacted at no 89 by this proposal . The first floor extension would not project further than the extension at no 89 and therefore would not result in overshadowing. There would be a fair degree of glazing at first floor level to the rear elevation however there are trees located along the shared boundary and the views down towards the garden of no 89 would be indirect - overall the impact on no 89 is considered to be acceptable.
- 7.13 To the north of the application site is no 93 St Marys Road. The balcony on this side would be slightly bigger, but would replace the existing balcony and therefore no new lines of sight would be created. There would also be approximately 10 metres separation distance between the properties and there are mature trees located on the shared boundary offering some degree of screening. Overall the impact on no 93 is considered to be acceptable due to the existing views , screening and separation distance .
- 7.14 To the rear of the site is no 2b Rook Farm Way. There would be 20 metres separation distance between the rear which meets the minimum separation distance as stipulated in the Havant Borough Design Guide.

(v) Trees

- 7.15 There are several mature trees within the site and tree protection plans have been provided by the applicant. Havant's Arboricultural Officer has been consulted in regards to the proposal and upholds no objection subject to the tree protection plans being adhered to via condition.

(vi) Ecology

- 7.16 There is a core site for Solent Waders and Brent Geese to the rear of the site. The County Ecologist has been consulted on this matter and has no objection to uphold to this proposal.

**8 Conclusion**

- 8.1 The changes proposed to no 91 St Marys Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building . Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00999 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:

|               |                                                  |
|---------------|--------------------------------------------------|
| 3.400 REV 01  | PROPOSED ELEVATIONS                              |
| REV 01        | DESIGN, ACCESS & HERITAGE STATEMENTS             |
| 07 Dec 2022   | Arboricultural Impact Assessment Kim Gifford 7th |
| December 2022 |                                                  |
| 07 Dec 2022   | TREE PROTECTION PLAN Drawing No. 3.001           |
| 24 Oct 2022   | LOCATION PLAN Drawing No. 3.000                  |
| 24 Oct 2022   | BLOCK PLAN Drawing No. 3.001                     |
| 24 Oct 2022   | PROPOSED ROOF PLAN Drawing No. 3.102             |
| 24 Oct 2022   | PROPOSED PLANS AND DEMOLITIONS Drawing           |
| No. 3.101     |                                                  |

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

- 3 The proposed development shall be constructed and completed in full adherence to the Arboricultural Impact Assessment Kim Gifford 7th December 2022 & Tree Protection Plan Drawing No. 3.001. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

**Reason :** To comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.