

Senior Conservation Officer – No Objection

Site Address – The Beeches, 1 Villa Gardens, Waterloooville

APP/20/00855

Site

The Beeches is a sheltered housing complex made up of a 3-storey brick-built block built in 1988 and containing 45 individual flats, staff quarters and office rooms, and communal facilities including a lounge. It is located on Villa Gardens, Waterloooville. Villa Gardens then continues past the main block and runs NW-SE, where a number of bungalows line it on its South side. The road terminates in an area of lawn and trees, with a timber boundary fence, some 150m away from the main building.

To the SE of the building, is a Grade II listed building – St Michaels Convent (former). This is separated from the site by a close boarded fence.

Proposal

Provision of new polycarbonate glazed canopies to front and lounge entrances. Provision of 2No new polycarbonate glazed scooter shelters within front entrance yard. Creation of new car park to rear of site (part retrospective).

Creation of a new car park within the grassed plot of land at the South East end of Villa Gardens. This will be done by taking up a grassed area of c.180m², laying a sub-base as per the car park construction detail drawing appended to this application, and creating a new hardstanding of permeable block paving to match the style of the existing finish to this end of Villa Gardens road. The car park will provide much needed visitor and staff parking to serve The Beeches and increase accessibility for its vulnerable residents and their relatives. Six sapling trees will be planted to compensate for the loss of the three trees being felled. The fence which has fallen down in parts, will be reinstated.

Legislative and Policy Context

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

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.

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.

Assessment

The proposed works to the building will not have any impact on the nearby heritage asset. The car park area is clearly separated from the setting of the heritage asset by a close boarded fence. The proposed works within this area are therefore unlikely to result in any harm to the significance of this asset as they will be contained within the fenced area and would not result in any above ground development.

Conclusion – No Objection

Rachael McMurray 24/11/20