
Site Address:	1 Lower Road, Havant, PO9 3LH		
Proposal:	Erection of greenhouse on concrete hardstanding.		
Application No:	APP/21/00129	Expiry Date:	31/03/2021
Applicant:	Mr Rule		
Agent:		Case Officer:	Joseph Toole
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Lower Road, Havant, is located to the south of Lower Road. The application site is a Grade II listed building located within the Old Bedhampton Conservation Area. The property is a two storey dwellinghouse comprising brickwork with red clay roof tiles. Vehicular access is from Lower Road with parking to the side.

The application site is located within a residential area with properties of different style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

01/58313/007 - Fell 3 Holly trees and 1 Yew tree. Reduce a Holly tree. Remove two lower branches on the eastern side of a Maple tree. Remove sucker growth around a Laurel. All trees are within 1 Lower Road and within Old Bedhampton Conservation Area., RNO,13/02/2001

01/58313/008 - Crown raise up to 3m, remove lowest branch on southwest side and deadwood a Willow tree (T28) within the rear of 1 Lower Road subject to TPO496., PERM,15/02/2001

00/58313/006 - Notification of intention to fell a Wisteria, a Bay Tree, a Holly Tree, three Conifers and a Rowan at 1 Lower Road, within Old Bedhampton Conservation Area, RNO,30/11/2000

93/58313/001 - Listed building consent to remove lean-to structure to rear and chimney stack on North-east elevation., REF,

93/58313/003 - Application for Listed Building Consent to demolish existing covered enclosure at rear of property., PERM,

93/58313/004 - Application for Listed Building Consent to repair and replace existing windows on rear elevation., PERM,

93/58313/005 - To repair existing chimney and replace small side windows, PERM,

04/58313/009 - Remove 1 x Laurel bush, remove 3 x Conifers, prune Beech clear of garage, crown lift Maple - all within Old Bedhampton Conservation Area., RNO,16/03/2004

04/58313/010 - Application to carry out works to Willow subject of TPO 496. Crown lift canopy to 4.5m and prune clear of buildings., PERM,22/03/2004

06/58313/011 - Application to crown lift a Willow (T28) to 4.5 metres and remove a Laurel within Group G5 subject to TPO 0496., PERM,24/04/2006

06/58313/012 - Notification of Intention to remove lower branches of a Maple Tree and fell a Laurel tree within the Old Bedhampton Conservation Area., RNO,25/04/2006

08/58313/013 - Ground floor single storey rear extension., PERM,07/10/2008

08/58313/014 - Listed Building Consent for ground floor single storey rear extension, installation of new cills to existing windows and new windows to potting shed. Rebuilding of the upper section of the chimney on the lean to., PERM,07/10/2008

09/58313/015 - Crown reduce by 20% & crown thin by 30% a Maple tree (T6), crown reduce by 30% & crown lift by 4.5m a Willow tree (T5), crown reduce a Beech tree (T4) sufficient to disentangle from Willow tree (T5), clear paths and buildings, all subject to TPO 0496., PERM,18/03/2009

09/58313/016 - Discharge of Condition No's 2, 3 and 4 of Listed Building Consent 08/58313/014., PERM,11/08/2009

09/58313/017 - Discharge of Condition No. 3 of Planning Permission 08/58313/013., PERM,10/08/2009

09/58313/018 - Discharge of Condition No. 2 of Planning Permission 08/58313/013., PERM,10/08/2009

APP/15/00207 - Listed Building Application to convert the ground floor cloakroom into a bathroom., PERM,14/04/2015

APP/15/00218 - Listed Building Consent for single storey side extension and internal repairs., PERM,20/05/2015

APP/15/00219 - Single storey side extension., PERM,20/05/2015

APP/20/00587 - 3No. Yew (marked X on plan) crown raise to 3m over footpath, subject to TPO 0496 within G5., PERM,11/09/2020

APP/20/00620 - 1No. Sycamore tree (marked XX on Plan) crown raise to 3m over footpath, within Conservation Area of Old Bedhampton., RNO,04/09/2020

3 Proposal

Erection of greenhouse on concrete hardstanding.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I raise no objection to this application.

The proposed greenhouse is significantly far away so as not to impact on the trees.

Conservation Officer

Application description –Erection of new wooden greenhouse

The property comprises a historic cottage – Manor Cottage which is a Grade II listed building located on the corner of Lower Road. It has a large rear garden enclosed by a brick boundary wall.

Proposal

Erection of a timber frame greenhouse within the rear garden.

Legislative Context

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.

Assessment

The timber frame greenhouse would not be harmful to the significance of the designated heritage asset (including its setting) and would therefore meet the test of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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.

Conclusion

No objection

Councillor Gary Robinson

No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

No Comment.

County Archaeologist

Although located within the historic core of the settlement, in view of the very small scale of the impact of the proposal I would not raise any archaeological issues.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.

Please note:

- The 225 mm public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, 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).

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: 2

Number of site notices: Not applicable.

Statutory advertisement: 26/02/2021

Number of representations received: 0

Comment	Officer Comment
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) Appropriateness of design on listed building and impact on the character of the conservation area
- (iii) Effect on neighbouring properties
- (iv) Trees
- (v) Archaeology
- (vi) Flood Risk
- (vii) Drainage

(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 on listed building and impact on the character of the conservation area _

7.3 The proposed development would involve the erection of a free standing wooden painted greenhouse to the rear of the property next to the existing outbuilding. The proposed greenhouse would have a width of approximately 2 metres, a length of approximately 3.2 metres with a pitched roof having a maximum height of approximately 2.4 metres.

7.4 The proposed greenhouse would have wooden frames with glass. This is considered to have an accepted impact on the listed building and wider conservation area.

- 7.5 The proposed greenhouse would not be visible from the street scene located to the rear of the property. It is considered the design, siting and appearance of the proposed greenhouse would not detract from the character of the conservation area. Furthermore, it is considered the appearance and siting of the proposed greenhouse would be acceptable to the listed building due to its minor scale of development. The Council's Conservation Officer was consulted on this application and raised no objection.
- 7.6 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) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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

- 7.7 The proposed greenhouse due to its intended location in the garden and with the existing screening of approximately 1.8 metre high stone wall it is not considered to have a negative impact upon neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Trees

- 7.9 The Council's Arboriculturalist was consulted on the application and raised no objection.

(v) Archaeology

- 7.10 The County's Archaeology was consulted on the application and raised no objection.

(vi) Flood Risk

- 7.11 The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 7.12 The Environment Agency Flood Map indicates that the property is within Flood Zone 2/3. Due to the minor nature of the proposed development it is not considered to result in adverse increase in flood risk thus it is deemed acceptable. This Policy CS15 of the HBLP (Core strategy).

(vii) Drainage

- 7.13 Southern Water were consulted on the application and raised no objection. An informative has been added to decision.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00129

- 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
Block Plan
Greenhouse Details
Design, Access and Heritage Statement

Reason: To ensure provision of a satisfactory development.