

HE10 (Buildings of Local Interest

Planning permission will only be granted for alterations and/or extensions provided they do not adversely affect the architectural character of buildings included in the List of Buildings of Local Interest, or their settings.)

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist

This is potentially a Category C quality tree but mature and within the CA and offering good public amenity. Its loss would be detrimental to the street scene.

The tree document provided will not ensure that the tree will be protected during construction.

The reality is that to ensure the successful retention of the tree we would require a method statement and tree protection plan that ensures that the tree is not compromised during development.

Further Response Following receipt of Method Statement and Tree Protection Plan:

The AIA is considered to appropriate for this application project and if the recommendations laid out in the AMS and TPP and strictly adhered to then the trees should continue to grow on in their location without detriment resulting from the development.

If permission is given, then the submitted AMS and TPP must form part of the conditions to ensure the trees are protected prior to and during the development phase.

No objection.

Conservation Officer

Heritage Services Team response

APP/20/00956

7 Brockhampton Road, Havant

The site is located in the Brockhampton Conservation Area and the application property is a locally listed building, being one of the lodge buildings positioned adjacent to what was the main entrance.

The Brockhampton Conservation Area Appraisal identifies Brockhampton Road as Character Area B and states:

'Adjacent to the main water works building is a decent single storey, red brick office building and the two lodges positioned either side of what was the main entrance. Built in red brick they typify a solid Victorian domestic style dating from the late 19th century to complete the street scene together with enclosing brick boundary walls'.

Proposal:

Proposed dropped kerb, removal of part of existing brick wall to create new opening of 3 metres to allow driveway access and laying tarmac to boundary from dropped kerb. Existing driveway to be bricked up and new 2m brick wall erected with gate access.

Legislation / Planning Policy:

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.

The design of the new section of brick wall will match that of the existing wall including matching materials, and height with recessed brick panels and stone capping on the brick piers. The new gates will be wooden, made of softwood timber and left unstained/painted. The application has confirmed that the bricks from the removed section of wall will be reused on the new section which is welcomed. It will be important to ensure that any new bricks carefully match and therefore details of the proposed brick will be required for approval prior to any works commencing on site.

Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion – No objection subject to the inclusion of a materials samples condition.
Rachael McMurray – 15/12/20

Further response following receipt of materials:

Thank you for forwarding this. I confirm that the brick sample provided is suitable for use on the proposed development as per the application description, and that the use of the existing brick for the new pillars is also acceptable.

Kind regards

Rachael

Rachael McMurray

Senior Conservation Planner MRTPI

Hampshire Highways

Thank you for consultation on the above planning application.

The Highway Authority have reviewed the proposed location of the dropped kerb and raise no objection. The applicant should be made aware of the requirement to acquire a S184 licence to construct the dropped kerb, further details of which are available via the following link: <https://www.hants.gov.uk/transport/developers/section-184>.

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: 6

Number of site notices: At least one site notice exists.

Statutory advertisement: 13/11/2020

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 of the Conservation Area and Building of Local Interest
- (iv) Effect on Trees within a Conservation Area
- (v) Effect on neighbouring properties
- (vi) Highway Implications

(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 proposal is to create a new access onto Brockhampton Road, by removing an existing section of the wall to the front northern elevation of the boundary, the wall which is to be removed will be replaced by soft timber gates at a height of 2m with 2.5m brick pillars either side of the new entrance. The existing boundary wall to the front will be raised from 1.8m to 2m in height which will extend across to replace the existing timber gated access to the front south west section of the boundary up to the existing 2.5m brick pillar. The existing front wall brick be used to create the new brick pillars as well as matching bricks will be used in the construction of the new section of wall to the front to ensure that the proposed change would be in keeping with the existing design and character of the boundary wall. Part of the proposal is the introduction of a new wall 2m wall and a soft timber gate to be erected to the south west elevation of the property to the boundary wall which will separate garden areas. The bricks to be used in the construction of this wall will be the same bricks proposed for the construction of the front boundary wall and would be in keeping with the property.

7.4 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 of the Conservation Area and Building of Local Interest

7.5 The application site is a building of local interest within the Brockhampton Conservation Area, the Heritage Team were consulted as part of the application and have no objection to the proposal and have considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

(iv) Effect on Trees within a Conservation Area

7.6 The Council's Arboricultural Team were consulted as part of the application due to the close proximity of trees to the proposed development, following the submission of a

Arboricultural Impact

Assessment, Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) no objection has been raised providing the submitted AMS and TPP must form part of the conditions to ensure

the trees are protected prior to and during the development phase. A condition has been placed within the decision notice to ensure the above documents are adhered to.

(iii) Effect on neighbouring properties

7.7 The proposal would not have any significant impact upon the neighbouring properties to the front, rear and side elevations and therefore any impact to these properties would be considered minimal and acceptable.

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.

(vi) Highway Implications

7.9 The Highway Authority have reviewed the proposed location of the dropped kerb and raise no objection. An informative has been placed within the decision to ensure the applicant is aware of the requirement to acquire a S184 licence to construct the dropped kerb.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00956 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:

Application Form - Received 11 October 2020

Heritage, Design and Access Statement - Received 09 November 2020

Arboricultural Impact Assessment and Tree Protection Plan - Received 27 January 2021

Material Sample Confirmation Email - Received 05 January 2021

Location Plan - Received 10 November 2020
Block Plan showing Visibility Splay - Received 09 November 2020
Proposed Block Plan - Received 11 October 2020
Existing Elevation and Floor Plan - Received 09 November 2020
Proposed Elevation and Floor Plan - Received 09 November 2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials for the wall shall comprise Freshfield Rural Multi Facing brick, and reuse of the existing bricks for the pillars.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development shall be carried out strictly in accordance with the submitted Arboricultural Impact Assessment and the Tree Protection Plan - Received 27 January 2021. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times.
Reason: To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.