

Recommendation: **GRANT PERMISSION**

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)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 4 February 2019 to 18 March 2019. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption.

Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are currently afforded some weight, dependent on the level of objection received to each individual policy during the consultation process.

The relevant planning policies of the emerging Local Plan are:

- DR1 - Delivery of Sustainable Development
- E1 - High Quality Design
- E2 - Health and wellbeing
- E3 - Landscape and settlement boundaries
- E13 - Historic Environment and heritage assets
- E22 - Amenity and pollution

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Conservation Officer

I have now had the opportunity to look over the submitted applications and consider the Heritage Statement by Michael Ricketts Associates August 2020. The proposal is very similar to that of the approved other than a change in style of the roof from flat

with roof lantern , to pitched with roof light windows. Overall I have no objections to the amended scheme but request that the same conditions are applied as were previously and in addition to this, a condition requiring details of the roof light windows are to be submitted and agreed prior to construction.

Officer comment: Conditions recommended

County Archaeologist

Thank you for your consultation. Although the proposal involves the demolition of a building it would appear from the plans that supporting the additional replacement structure will involve only limited ground works. The site is the location of a medieval grange and as such has a high archaeological potential to encounter archaeological evidence relating to the date and layout of the grange. However in view of the limited proposed groundworks I would not raise any archaeological issues.

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: 1

Statutory advertisement: 28/08/2020

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) Impact upon the character and setting of the listed building
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located outside of the defined non-urban area. However, it is also located within an area of existing historic farm yard development . Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. As such, there can be no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

(ii) Impact upon the character and setting of the listed building

7.3 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act

1990 require Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II listed designated heritage asset. The NPPF requires the consideration of any harm to a heritage asset to be weighed against the public benefits of the proposal.

- 7.4 The existing garage is a fairly modern addition to the site and holds little architectural merit. As such, there is no objection to its loss. The proposal for use of the existing courtyard area for the storage of cars is appropriate in principle. This application seeks to amend the previously approved flat roof with a lantern under APP/19/00871 to a shallow pitched roof with an eaves height of 3.4 metres and a ridge height of 4.067 metres. The revised design is of a more traditional nature and if executed with high quality materials, as such subject to a condition regarding the submission of details and samples of materials, the proposal is considered to conserve the character and setting of this designated heritage asset, given its low-level height and minimal intervention of existing walls, as the roof would be supported on steel columns not the walls.

(iii) Effect on neighbouring properties

- 7.5 The site adjoins Osier Dell to the north, which was a former barn, which has partially been converted to residential use through planning permission APP/17/00654, it is considered that given the degree of separation, in combination with the retention of the existing high level boundary wall, that the development would not have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact.
- 7.6 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.

8 Conclusion

- 8.1 The proposed design, scale and massing of the proposal is considered to conserve the character and setting of the listed building. In addition 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/20/00664 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to safeguard the building's special architectural and historic interest, to ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until details of the roof light windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to safeguard the building's special architectural and historic interest, to ensure the appearance of the development is satisfactory 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1864-L01A	Location plan
Drg no. 1864-B01	Block plan
Drg no. 1864-02 Rev A	Existing plan and survey
Drg no. 1864-03 Rev A	Existing elevations plan
Drg no. 1864-10	Site layout and roof plan
Drg no. 1864-11	Proposed plan
Drg no. 1864-14	Proposed elevations plan
Drg no. 1864-15	Proposed sections plan

Reason: - To ensure provision of a satisfactory development.