



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

### **Conservation Officer**

The application site comprises a modern, chalet style bungalow located in the corner of a cul-de-sac in Lexden Gardens. To the south of the site lies a Grade II listed thatched cottage – ‘Deep Thatch’. The site is separated by a close boarded fence.

### **Legislative and Policy Context**

Given the location of the listed building, the following legislation and policy context is taken in consideration when assessing this application.

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.

### **Proposal / Assessment:**

The proposal is for a new single storey extension and detached garage. The extension would be in place of the existing garage which is to be removed. The new detached garage would be adjacent to the shared boundary with the adjacent, listed building. It would be constructed from matching materials to the main dwelling – brick and tile. It would have a low pitch (22degrees) and would be softened by planting on the west and south elevations.

Given that the land to the north of the listed building has already been developed with housing and that the new structure would be of a low height and softened with planting, the impact on the listed building would be negligible.

Conclusion – No objection subject to matching materials being used.

### **Councillor Clare Satchwell - Hayling East**

No Comment.

### **Councillor I Scott Hayling West**

No Comment.

### **Councillor Joanne Thomas**

No Comment.

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

No Comment.

## **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: 16

Number of site notices: Not applicable.

Statutory advertisement: 15/05/2020

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                | Officer Comment                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Please note that access to numbers 11 and 10 is across registered land at the driveway at Number 9, Lexden Gardens. This is a right of way but it would be expected that the construction traffic will apply due care and attention whilst the building work is ongoing and be liable for any damage incurred by them. | The applicant agent has confirmed the whole application site is owned by the applicant therefore no certificate B needs to be served. |

## **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) Impact on the Setting of the Listed Building
- (iv) Effect on neighbouring properties

(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. In this case the proposal is adjacent to a Listed Building and this is considered below.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would involve the removal of the existing pitched roof garage on the north side of the property and replace it with a linked single storey extension to be used as a sun lounge and utility room. It would have a maximum width of approximately 4 metres, a depth of approximately 7.4 metres and a maximum height of approximately 3.5 metres. Furthermore, a new garage would be constructed to the south west of the property. It would have a width of approximately 3.1 metres, a depth of approximately 6 metres and a maximum height of approximately 3 metres.

7.4 The proposed extension and garage would have bricks and plain roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Although the proposed extension would be visible from the street scene it would appear subservient to the host dwelling set back approximately 2 metres from the front of the property. It is considered that extensions of this scale are appropriate in terms of the size of the plot and the retained amenity space following the demolition of the existing garage. This is considered to be inkeeping with the character of the area.

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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on the Setting of the Listed Building

7.7 With regards to the Grade II listed thatched cottage – ‘Deep Thatch’ to the south of the

application site, the Council's Conservation Officer was consulted on the application. No objection was made given that the land to the north of the listed building has already been developed with housing and that the new structure would be of a low height and softened with planting, the impact on the listed building would be negligible. The setting of the Listed Building would therefore be preserved in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.8 To the front of the property, the proposed extension would have a door and window. This is considered not to have an adverse impact on neighbour amenity as it would face the front gardens of the properties opposite and the road.
- 7.9 To the side of the proposed attached extension there would be two sets of bi folding doors facing the rear garden. This would be screened by the existing 1.8 metre high fencing along all boundaries, thus it is deemed acceptable. There would also be two velux windows on this side however they would be purely for allowing natural light in and it would not be possible to look out of the rooflights. As a result this is deemed acceptable.
- 7.10 With regards to the detached garage there would be a garage door to the front which would not have an adverse impact upon the street scene. The proposed garage although close to the boundary it would have a low pitch (22degrees) and would be softened by planting on the west and south elevations therefore it is considered not to appear overbearing.
- 7.11 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 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/20/00358

- 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:  
Existing Site and Location Plans A101  
Proposed Site and Location - A111  
Proposed Elevations - A112  
Proposed Ground and First Floor Plans - A113

Proposed Site Views - A114 (Indicative)  
Proposed Site Sections - A115  
Proposed 3D Site Views - A116 (Indicative)  
Design and Access Statement

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

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.