

Hampshire Biodiversity Information Centre

There is a Solent Wader and Brent Goose Strategy Site adjacent to the application site

Officer Comment: It is not anticipated that this domestic scale development would have a harmful impact on protected species.

Conservation Officer, Development Control

No Objection

Site and proposals

Rook Farm House (91 St Marys Road) is a semi detach Grade II listed dwelling. It is believed the historic core of the property dates from the 18th century.

The proposals seek planning permission for a detached garage following the demolition of the existing garage.

Policy

In terms of heritage the proposals fall to be assessed against the potential impact of the proposals on a) the setting of The Manor and b) the character and appearance of the conservation area. These considerations need reference to national guidance in the form of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and NPG (National Policy Guidance relating to the Historic Environment).

The Act states that:

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.

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. Of particular relevance is guidance contained in Historic Environment Good Practice Advice in Planning: 3 ? The Setting of Heritage Assets published by Historic England. At the local level policy 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 development proposals must conserve and enhance the historic assets of Havant

Assessment

The existing structure of an unattractive design that is not in keeping with its surroundings. It is also in a poor state of repair. As such it is considered that removal of this outbuilding is acceptable.

The design of the proposed garage is acceptable, utilising materials suited to the style and character of the listed building to avoid it being overly suburban. The use of good quality materials will be key to the successful integration of this new building. These details need to be conditioned as they are not covered by the present information supplied.

The proposed works will therefore not harm the character of the listed building or its setting and as such its historical significance will not be affected.

Conditions:

1. Materials Samples to be submitted (for garage)
2. Window/door details 1:20 elevations, 1:5 sections
3. Guttering details (for garage)

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: 5

Number of site notices: 1

Statutory advertisement: 20/12/2019

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 and impact on the character of the area and on the Setting of the Grade 2 Listed Building
- (iii) Effect on neighbouring properties
- (iv) Trees

- (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 demolition of the existing garage and the erection of a replacement garage would be taking place within the curtilage of a grade II listed building. The proposals are considered below.

The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposal is this grade II listed building, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the listed building and its setting.

(ii) Appropriateness of design and impact on the character of the area and on the Setting of the Grade 2 Listed Building

- 7.3 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.

The existing garage is located towards the rear of No. 91 and is visible from the driveway which leads from the front boundary of the property down towards the house. The proposal shows this existing garage would be demolished, with a new garage proposed at a 90 degree angle to the current location, facing South West. The proposed garage would have dimensions of approximately 3 metres in height, 4.5 metres in depth and 7.5 metres in length. It would have a pitched roof design with two double opening doors and one singular door on the South Western elevation. Details of materials proposed have not been provided with this application , therefore conditions shall be added as part of this permission.

The Council's Conservation Officer has been consulted on this application and has stated that the existing garage is of an unattractive design that is not in keeping with its surroundings and is also in a poor state of repair. The removal of the structure would not have any adverse impact on the listed building nor the character of the surrounding area. Additionally, the garage works would not be visible from the road and therefore would not impact the character of the streetscene.

The proposed garage would have a slightly larger footprint than the existing garage, however the design is an improvement on the existing structure. Subject to material conditions being met, this garage is deemed to be of an acceptable design and appearance within the context of the area.

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 Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

- 7.4 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.

(iii) Effect on neighbouring properties

- 7.5 The proposed garage would be located to the rear, North East corner of the plot and would have access from the driveway serving no 91 and no 91A. The garage would be moved across at an angle from its current location and would be of single storey height, therefore any impact on the amenity of neighbouring properties including No.93 is

deemed to be limited and acceptable.

- 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 and CS11 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

7. The Council's Arboricultural Officer has been consulted on this application and has stated that the tree located on site is not a TPO tree. No further Arboricultural information is required as part of this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the setting of the Listed Building and on 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/19/01172 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:
Location plan received 13.12.2019
Proposed site plan (page 2 of 4) received 13.12.2019
Proposed elevations (page 3 of 4) received 13.12.2019
Proposed floor plan (page 4 of 4) received 13.12.2019
Heritage statement dated 18.11.2019
Design and Access statement dated 25.11.2019
Reason: - To ensure provision of a satisfactory development.
- 3 No above ground construction works shall take place unless and until window and door details including elevations at a scale of 1:20 and sections at a scale of 1:5 relating to the garage have been submitted and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure that the proposed building preserves the setting of the adjacent Listed Building providing a building of appropriate design and character having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place unless and until samples and a full specification of the materials to be used externally on the building including walls, roof, windows and guttering details 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: To ensure the appearance of the development is satisfactory and to preserve the setting of the Listed Building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.