
Site Address: The Coach House, Hollybank House, Hollybank Lane,
Emsworth, PO10 7UN
Proposal: Proposed (part) loft conversion to include front dormer and 3No.
conservation rooflights.
Application No: APP/19/00896
Applicant: Mr & Mrs Jubb
Agent: Mr Bessant
Ward: Emsworth

Expiry Date: 05/11/2019
Case Officer: Selina Donophy

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a Victorian Coach House, which was converted into a residential dwelling several years ago. The Coach House is comprised of brick materials with a slate roof and sits within the curtilage of Hollybank House which is Grade II listed. The distance between the two buildings is approximately 45 metres and the Coach House is ancillary to this Listed Building. Both properties are accessed via a fairly narrow road leading from Long Copse Lane in Emsworth.

2 Planning History

APP/19/01003 - Listed Building Consent for proposed (part) loft conversion to include front dormer and 3No. conservation rooflights. Under consideration concurrently with this planning application

3 Proposal

Proposed (part) loft conversion to include front dormer and 3No. conservation rooflights. The dormer window to the front roof elevation would be clad in slate to match the existing roof and use aluminium frames.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Ancillary to Grade II Listed Building
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed dormer is of a polite and subservient design that has minimal intervention to the roof slope and which proposes to use matching materials. The proposed roof lights would be conservation style so in keeping. Overall it is not considered that the proposal would be harmful to the main designated heritage asset of Hollybank House or the Coach House itself. As such, I have no objections subject to the following conditions:

1. Materials to match

Reason: In order to safeguard the building's special architectural and historic interest.

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: 20/09/2019

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 on neighbouring properties

(i) Principle of development

7.2 The application site is located within an urban area, therefore development is considered acceptable in principle subject to development management criteria. In this case the works are to a Coach House of which is ancillary to a grade II listed building. The proposal is 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 on the building and impact on the character of the area

- 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 proposed front dormer would have dimensions of approximately 2 metres in height 4.6 metres in width and 2.5 metres in depth and would be constructed of slate hanging tiles, matching that of the existing roof. Comments from the Council's Conservation Officer advise that the dormer would not be harmful to the existing roof slope due to the minimal intervention that it would have with existing features.

There are two skylights proposed to the upper rear roof slope and one small black aluminium skylight proposed to the lower front roof slope. There are already two smaller black framed windows along the lower roof slope of this elevation, which are fairly slight in scale and in keeping with the style of the main property, matching in colour the soffit and fascia boards. The two higher level, rear elevation skylights are proposed in conservation style, so are considered to be acceptable in design within the context of the main house. Subsequently this proposal would be considered to appear generally modest in design and respectful of the host building.

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 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.

(iii) Effect on neighbouring properties

- 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.

The Coach House is in fairly close proximity , within 45 metres of Hollybank House which is Grade II listed. To the rear is an outbuilding followed by agricultural land. These proposed works are not deemed to have any significant impact upon neighbouring properties nor their amenity. Additionally the proposed works are not considered to have any harmful impact upon the setting of the Listed Building.

- 7.5 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties 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/19/00896 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Heritage statement received 11.10.2019
PL.269.19.01 existing floor plans
PL.269.19.02 existing elevations
PL.269.19.03 proposed floor plans and section A-A
PL.269.19.04 proposed elevations

Reason: - To ensure provision of a satisfactory development.
- 3 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.