
Site Address:	70 Havant Road, Hayling Island, PO11 0LH		
Proposal:	Proposed installation of satellite dish to garage elevation.		
Application No:	APP/20/00081	Expiry Date:	07/04/2020
Applicant:	Mr Deaney		
Agent:		Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

This application site is a large two- storey, detached property located on the East side of Havant Road. The property is of brick construction, with a pitched, tiled roof. To the South of the property is a graveled area providing parking space for approximately 6 vehicles . This property is a Grade II listed building. This proposal seeks planning permission for the installation of a satellite dish situated within the curtilage of this listed building.

2 Planning History

91/52097/016 - Single storey side extension, PERM,31/10/1991

91/52097/017 - Listed Building consent for single storey extension, PERM,31/10/1991

91/52097/019 - Erection of detached double garage., PERM,19/12/1991

91/52097/020 - Listed Building Consent for detached double garage.,
ZHIS,19/12/1991

05/52097/023 - Listed Building application to demolish and rebuild rear lobby.,
PERM,27/05/2005

05/52097/024 - Listed Building Application for the installation of conservation roof light
in south facing roof., PERM,29/04/2005

APP/16/01271 - Erection of 1No. three bed and 3No. four bed two storey detached
houses with associated garages., REF,02/02/2017

APP/17/00320 - Erection of 3No. 4 bed detached houses with associated garages.
(Revised application.), REF,22/05/2017

APP/18/00300 - Erection of 1No. four bedroom two storey detached house with
attached garage., REF,16/05/2018

3 Proposal

Proposed installation of satellite dish to garage elevation.

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)
AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from
Residential Development)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Recommendation – No objection

The approach to satellite dishes, air conditioning units and other ephemeral fixtures is to try to accommodate where possible, but in locations that have least visual impact on the building - in hidden valleys, on modern outbuildings, ground or pole mounted within an enclosed rear garden etc.

In this case as the proposed satellite dish is to be located on a modern garage building in a position that is hidden from any public views. It is therefore considered that the satellite dish would have little visual impact on the listed building and is acceptable.

No conditions

Historic England

Thank you for your letter dated today regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

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: 8

Number of site notices: 1

Statutory advertisement: Not applicable.

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 II Listed Building
- (iii) Effect on neighbouring properties

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the installation of a satellite dish would be taking place within the curtilage of 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 and impact on the character of the area and on the setting of the Grade II Listed Building .

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 proposal site for the satellite dish would be located on the double garage to the rear of the property and would not be visible from the public realm. The Council's Conservation Officer has been consulted in regards to this application and has stated no objection as it has been judged that the satellite dish would result in no harm to the listed building nor to the surrounding 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.

(iii) Effect on neighbouring properties

The proposed satellite dish would not have any impact upon the amenity of no 72 Havant Road, which is situated to the South East of the application site. There are no other properties in the immediate vicinity.

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**

The scale, siting and design of the proposal would have a limited and acceptable impact on the Listed Building and its setting 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 LISTED BUILDING CONSENT** for application APP/20/00081 subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is 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:
Site Plan received 31.01.2020
Location plan received 11.02.2020
Design and Access Statement received 31.01.2020
Heritage Statement received 31.01.2020
Dish specifications received 11.02.2020
Reason: - To ensure provision of a satisfactory development.