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|-----------------|------------------------------------------------------------------------------------------|---------------|---------------|
| Site Address:   | Eastney Farmhouse, St Peters Road, Hayling Island, PO11 0RT                              |               |               |
| Proposal:       | Listed Building Consent for amendments to fenestration approved as part of APP/19/00995. |               |               |
| Application No: | APP/20/00253                                                                             | Expiry Date:  | 19/05/2020    |
| Applicant:      | Mr & Mrs Griffin                                                                         |               |               |
| Agent:          | Miss Roberts                                                                             | Case Officer: | Denise Sheath |
|                 | Critchley Architecture and Design Ltd                                                    |               |               |
| Ward:           | Hayling East                                                                             |               |               |

The proposal is to amend the cill height of the replacement porch windows from

1200mm (as approved) to 970mm which is more in line with the existing cill height.

#### **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: Grade 2  
Conservation Area: Not applicable.

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

##### **Conservation Officer Assessment of proposal**

The proposal is to amend the cill height of the replacement porch windows from 1200mm (as approved) to 970mm which is more in line with the existing cill height.

No objections are raised with regards to this minor change and the application is therefore supported.

##### **County Archaeologist, Strategic Environmental Delivery Group, HCC**

Thank you for your consultation. As the proposals do not involve any ground disturbance, then there are no archaeological issues that I would wish to raise in this particular instance.

#### **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: 9

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 03/04/2020

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) Appropriateness of design
- (ii) Effect on the character of the listed building

(i) Appropriateness of design

7.1 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site affects a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

The proposal is to amend the cill height of the replacement porch windows from 1200mm (as approved under APP/19/00995) to 970mm which is more in line with the existing cill height.

(ii) Effect on the character of the listed building

7.2 The impact of the proposals, on the character and appearance of the Listed Building has been carefully assessed by

the Councils Conservation Officer. The proposal is to amend the cill height of the replacement porch windows from 1200mm (as approved) to 970mm which is more in line with the existing cill height.

No objections are raised with regards to this minor change and the application is therefore supported.

The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 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.

## **8 Conclusion**

8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building in accordance with Section 66 and Policies CS11 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/00253 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

**Reason:** To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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:

Application Form - Received 24 March 2020

Design, Access and Heritage Statement - Received 24 March 2020

Location and Block Plan - Drawing No. 19046-101 - Received 24 March 2020

Eastney Farm House Porch Extract - Drawing No. 19046-520A - Received 24 March 2020

Eastney Farmhouse Porch Details - Drawing No. 19046-618B - Received 24 March 2020

Email confirming the Proposed Works - Received 27 April 2020

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

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

**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.