

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

Pre-submission Havant Borough Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 4 February 2019 to 18 March 2019. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption.

Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are currently afforded some weight, dependent on the level of objection received to each individual policy during the consultation process.

The relevant planning policies of the emerging Local Plan are:

- E3 - Landscape and settlement boundaries
E13 - Historic Environment and heritage assets

Listed Building Grade: II_
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer
No Objection

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

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) Impact upon the character and setting of the listed building

(i) Impact upon the character and setting of the listed building

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II listed designated heritage asset. The NPPF requires the consideration of any harm to a heritage asset to be weighed against the public benefits of the proposal.

The existing garage is a fairly modern addition to the site and holds little architectural merit. As such, there is no objection to its loss. The proposal is to encompass the existing courtyard area for the storage of cars is appropriate in principle. The design of the flat roof with lantern is fairly modern however if executed with high quality materials, as such subject to a condition regarding the submission of details and samples of materials the proposal is considered to conserve the character and setting of this designated heritage asset, given its low-level height and minimal intervention of existing walls, as the roof would be supported on steel columns on not by the walls.

8 Conclusion

The proposed design, scale and massing of the proposal is considered to conserve the character and setting of the listed building and therefore this application is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/19/00872

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:

SITE LAYOUT AND ROOF PLAN 1864-01A

PROPOSED FLOOR PLAN 1864-04A

PROPOSED ELEVATIONS 1864-05A

PROPOSED SECTION - 1864-06A

LOCATION PLAN - 1864-L01B

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension 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 having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework