
Site Address:	24 Manor Close, Havant, PO9 1BD		
Proposal:	Replacement of existing flat garage roof with ridge slate roof.		
Application No:	APP/19/00226	Expiry Date:	17/04/2019
Applicant:	Mr T Bennett		
Agent:		Case Officer:	Denise Sheath
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Manor Close, Havant is a semi detached two storey brick dwelling with a pitched roof. The dwelling fronts Manor Close, a private pedestrian thoroughfare and backs onto Prince George Street. Two flat roofed garages are situated to the rear of the site allowing vehicular access to Prince George street. The garages and 1.8 metre high timber boarded fence enclosing the rear. A wooden shed and large Ash tree exist in the north western corner of the site. The site is located within St Faiths Conservation Area.

2 Planning History

02/59613/005 - Proposed 2m high boundary wall to west elevation and front of Prince Georges Street., REF,12/02/2003
02/59613/003 - Crown reduce by 30% an Ash tree at 24 Manor Close within St Faiths Conservation Area., RNO,04/03/2002
02/59613/004 - Fell a Plum tree and Apple tree at 24 Manor Close within St Faiths Conservation Area., RNO,11/03/2002
95/59613/002 - Single storey front and side extension., PERM,30/08/1995
03/59613/006 - Single storey rear extension and conservatory. Demolition of existing garage and erection of replacement garage with widened access from Prince George's Street., PERM,08/01/2004
04/59613/007 - Erection of shed in garden to north west of property., PERM,29/06/2004
06/59613/008 - Notification of intention to fell an apple tree within St. Faiths Conservation Area., RNO,02/05/2006
APP/14/00261 - Re-pollard 1No. Weeping Willow to previous pruning points; Crown reduce by 2m 1No. Chestnut, and Fell 1No. Ash all within St Faiths Conservation Area., RNO,13/05/2014

3 Proposal

Replacement of existing flat garage roof with ridge slate roof.

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

- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Arboriculturalist

'I have been out to have a look at this application. It would appear that the Ash tree overhanging the garage will need to be pruned to facilitate the new roof. As the tree is protected by the Conservation Area I would suggest they put forward a specification of tree work to be considered as part of the application.

Further Comment received after info received showing no effect on the Ash tree:

A specification is not required following the information received.. However, if he wishes to prune in the future a section 211 notice of intent to undertake work to a tree within a Conservation Area will need to be submitted.

Conservation Officer, Development Control

Principal Conservation Officer

24 Manor Close is a semi-detached residential property which is located within the St Faiths Conservation Area. The application seeks permission for the replacement of an existing flat roof on a garage with a ridged slate roof.

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.

The existing flat roof on the garage is not particularly in keeping with the character of the area. Therefore, the proposal before me to replace this with a traditionally pitched (artificial) slate roof is supported. This will enhance the appearance of the garage and as such will meet the test to preserve and enhance the character and appearance of the conservation area.

Condition:

Sample of the slate to be submitted prior to the commencement of works

Further Comment received after sample of the roof slate to be used:

With regard of the tile sample whilst it is not ideal there is an example of it being used on a garden shed. As such I am content for the condition to be discharged.

Environment Agency

No comments received

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: 6

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

Statutory advertisement: 08/03/2019

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
- (iv) The effect on the Conservation Area

(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.

(ii) Appropriateness of design and impact on the character of the area

7.3 Many of the outbuildings and garages to the rear of Manor close along Prince George street have pitched roof designs therefore the new pitched roof proposed is in keeping and will enhance the character of the area.

7.4 A sample of the roof tile to be used in the development was received on 19.03.19 and has been agreed and discharged by the Heritage Team.

7.5 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 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.

(iii) Effect on neighbouring properties

7.6 Directly behind No.24 Manor Close is Prince George Street, the shops which are within North Street Arcade have their rear elevations and parking facilities along this area. The proposal will have a distance of approximately 17 meters to the rear elevations. The impact on these rear elevations of the shops will be minimal.

- 7.7 The proposal is located the rear of No. 24 Manor Close, with a distance of approximately 10 metres from the rear elevation of No. 23, there is a gap of 1.8 metres between the proposal and the boundary. The impact on this neighbouring property would be minimal.
- 7.8 The proposal is a distance of approximately 15 metres from the rear elevation of No.25 with a gap between the boundaries of approximately 2.5 metres. The proposal will be partially screen by the Ash tree within No. 24 and the outbuilding within No. 25 adjacent the shared boundary. Therefore the impact on this neighbouring property would be minimal.

(iv) The Effect on the Conservation Area

- 7.9 Under the provisions of 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. The Council's Conservation advisor has carefully assess the scheme and doesn't raise any objection in relation to the effect on St Faiths Conservation Area. It is therefore considered that the proposal would conserve the character and setting of the Conservation Area.
- 7.10 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 of the HBLP (Core Strategy). 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 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/19/00226 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:

Application Form - Received 20 February 2019
Location Plan - Received 20 February 2019
Block Plan - Received 20 February 2019

Existing and Proposed Roof Details and Elevations - Received 20 February 2019

Grey Tile Sample (Picture and Measurements in Idox) - Received 19 March 2019

Confirmation proposed works will not affect Ash Tree - Received 08 April 2019

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.