
Site Address:	4 South Street, Havant, PO9 1DA		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00918	Expiry Date:	20/11/2019
Applicant:	Ms Bakeer		
Agent:	Ms H McCrudden	Case Officer:	Selina Donophy
	PDP Architecture llp		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property, No. 4 South Street, is situated in South Street Havant within the St Faiths Conservation Area and comprises an end of terrace, two-storey residential dwelling. To the north of the property is a Grade II listed public house – the Old House at Home. No. 4, along with No's 6,8 and 10 form a terrace of Grade II listed buildings. No. 4 has previously been extended following LBC in 2004 for a rear extension and rear dormer window (not implemented).

2 Planning History

04/69391/000 - Listed building consent for single storey rear extension., PERM,23/07/2004
APP/19/00907 - Listed building application for removal of internal wall and insertion of supporting steel., DEL,
APP/19/00919 - Listed building consent for single storey rear extension., DEL,

3 Proposal

The proposal in this application is for a further rear extension which would be approximately 3m in depth, from the rear of the existing extension. It would be of a flat roof design with a low height, glazed roof lantern using materials to the existing extension.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

As the extension would be of a similar design to the existing would not require the disruption or removal of any historic fabric, it is my consideration that it would be unlikely to cause any harm to the designated heritage asset. As such, I have no objections subject to the following conditions:

No work shall commence until new external window and door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter

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

Material samples to be provided and agreed in writing by the local planning authority.

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: 4

Number of site notices: 1

Statutory advertisement: 04/10/2019

Number of representations received: 0

Comment	Officer Comment
No comments received	

Summary:

Comment:

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood risk

(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.

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 proposals is St Faiths Conservation Area, 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 St Faiths Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

(ii) Impact upon the character and appearance of the Conservation area

This proposal includes extension works to the rear of the property on this Grade II listed building. This extension would be built on the rear of the existing extension which received permission in 2004 and would feature a flat roof with lantern rooflight and doorway out into the rear garden. The addition of this extension would bring the overall extension works to a depth of 6 metres from the rear elevation wall of the original property. Although the other properties in this row of terraces have had rear extensions, due to the existing extension this additional development would mean the rear elevation would project further than those at nos 6 and 8. The overall depth of additions to the property would equal that of the original property.

It seems worth noting at this point that the plot size at no 4 is slightly longer than those of the neighbouring terraced properties so infringement upon amenity space in the rear garden would be less significant.

The proposed extension would have a flat roof, with a height the same as that of the existing extension, increased by 0.6 metres when accounting for the height of the proposed rooflight. The extension would be constructed of red brick with white aluminium and timber windows and black uPVC guttering. These would be acceptable in principle, however would be subject to samples being provided and the approval of these by the local planning authority. When considering the overall works, the Conservation Officer did not deem the proposed extension works to cause harm to the historic fabric of this listed building.

This proposal would be sited within the St Faiths Conservation Area, with South Street holding historical importance as one of the four streets formed by the crossing of two Roman roads. The application site is located to the South of the Grade II listed Old House At Home pub, the rear of which is visible from the rear garden of the proposal site. The Northern wall of the side extension would be visible from this area, which is currently used as access to the rear yard of the pub, however this would not be considered to have any significant impact on the character of the pub nor the Conservation Area. The extension would not be visible from the street so any impact upon the Conservation Area is deemed to be minimal.

(iii) Impact upon residential amenity

The increased depth would have some impact upon the neighbouring property at no 6 as the building depth would be increasing substantially within the context of these properties, which are fairly narrow in width. No 6 has patio doors leading out to the rear garden, facing West. The proposal site is located to the North of this property, minimising potential impact on loss of light. For this reason, the development is deemed acceptable in terms of impact upon residential amenity.

(iv) Flood Risk

This property is located within Flood Zone 3, making it at high risk of flooding. As the extension additional footprint will not exceed 250 sq metres a flood risk assessment has been completed outlining the flood mitigation strategy.

8 Conclusion

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 Policies 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00918 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:

4SS2019-PD101 REV A Existing and proposed plans
4SS2019-PD102 REV A Existing and proposed plans and elevations
Floor Risk Assessment received 25/09/2019
Design, access and heritage statement received 20/09/2019

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 building(s) 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.

- 4 No above ground work shall commence until new external window and door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.