
Site Address:	12 Town Hall Road, Havant, PO9 1AN		
Proposal:	Porch to front entrance with railing and gate to front garden walls.		
Application No:	APP/19/00288	Expiry Date:	17/05/2019
Applicant:	Mr Adams		
Agent:	Mr Pope	Case Officer:	John Shaw
	Pope Stevens Architecture Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is an end of terrace property located off Town Hall Road, Havant. The dwelling sits within the St Faiths Conservation Area, to the northern side of Cross Way, Havant. Town Hall Road joins the historic commercial core of Havant to the north set along East Street with the overwhelmingly residential Grove Street to the south. The dwelling is adjacent to the two alleyways known as 'Twittens' which are key pedestrian links in the area.

The dwelling has a gabled end and is formed of red brick, white UPVC windows and a dark green composite door. The red brick and also the door and window openings are replicated along the terrace. To the opposite side of the Town Hall Road is a detached Grade II listed dwelling, 14-16 Town Hall Road.

2 Planning History

None relevant

3 Proposal

Porch to front entrance with railing and gate to front garden walls.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed porch and railings are of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with the existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Material samples to be submitted.

Countryside Access Team

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: 12

Number of site notices: 1

Statutory advertisement: 05/04/2019

Number of representations received: 2

Comment	Officer Comment
With reference to the proposed porch and railings, we wish to object to the proposal on the following grounds. 1. Any extension of a porch to the front of the row of cottages in our opinion will be out of place and will be rather imposing to the small front garden. 2. The addition of railings will also out of place and will result in changing the aspect of these cottages, which after all are a Conservation area and have kept their original character. 3. We would like the application refused on the above grounds.	See Section 7
Whilst I have no problem with the proposed railings which can be accommodated fairly well on the current well-established brick wall I do	See Section 7

not consider the proposed porch will suit its surroundings.	
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It will look completely out of place in this terrace and destroy the overall character of the terrace. Given that this is a conservation area then special consideration should be afforded to ensuring that proposals which do not fit in with the conservation area but tend to degrade it should not be approved.	
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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) Impact on heritage assets
- (iii) Effect on neighbouring properties

(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. In this case the development is located within St Faiths Conservation Area and further consideration in relation to this aspect is provided in (iii) below.

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

7.3 The proposed porch would measure 1.1m in depth, 2.8m in height and 1.6m in width. The porch would be set to the front of the existing entrance and the door opening would have the same dimensions as the existing door opening. The porch would appear as a proportionate addition to the frontage of the dwelling and would help retain the balance of the front elevation which is characterised by a simple design and symmetrical fenestration. The porch would be set back from edge of the footpath which runs to the front of the dwelling and it is considered that with a depth of 1.1m, the porch would not overwhelm the frontage of the dwelling or appear unduly prominent within the immediate streetscene. A larger and predominant porch exists to the front of the facing listed building and in this context, the addition of a new porch to the application dwelling would not appear as an incongruous extension.

7.4 The railing and gate would allow the retention of a full view of the front of the dwelling from Town Hall Road and subject to a material condition sample would represent a subtle addition to the dwelling and immediate streetscene and would not be deemed unduly harmful to their respective character.

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) Impact on Heritage Assets

- 7.6 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 states “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area”.
- 7.7 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at paragraph 190 sets out that the local planning authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 7.8 Paragraphs 193-197 sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.
- 7.9 Policy CS11 of the Core Strategy states that planning permission will be granted for development that:
- Protects and where appropriate enhances the borough’s statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*
- 7.10 Policy CP16 (1a) of the Core Strategy states: *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.*
- 7.11 Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

Impact on setting of the Conservation Area

- 7.12 The application dwelling sits to eastern side of the St Faith’s Conservation Area. The area where the application dwelling is situated, is defined as forming a transition point between the historic and commercial core of Havant and the 19th century residential villas of Grove Road. A key part of pedestrian linkage throughout the town and Conservation Area is the network of narrow alleys and lanes which run between buildings and are often enclosed by high stone/flint or brick walls. Two such alleyways are adjacent to the dwelling running north-south and east-west respectively. These alleyways are locally known as the ‘Twittens’ and often demark historic routes and boundaries within the town. To the opposite side of the Town Hall Road is a detached Grade II listed dwelling, no. 14-16 which is noted for its cast iron diamond pattern casements. A brick pitched roof porch sits ahead of the entrance to the listed building.

- 7.13 The Conservation Officer was consulted as part of the application and stated that “The proposed porch and railings are of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with existing property and would not appear overly dominant”. Subject to the addition of material sample condition, the Conservation Officer expressed no objection.
- 7.14 The porch, railings and gate would not encroach on any key vista within the Conservation Area, with only a small section of the blank 3m high brick wall immediately adjacent to the west being lost from view when viewed from Town Hall Road looking west. The additions would have no visibility as one approaches from the west via the Twitten which runs from Town Hall Road to Twitten Way due to this 3m high wall. Overall, the design and scale would be a proportionate to the context of the front of the dwelling and the wider Conservation Area and subject to the submission of samples of the materials to be used, the proposal is deemed to be acceptable.
- 7.15 The proposal by reason of its design, siting, scale, massing, layout and subject to a material sample condition as recommended by the Conservation Officer would be acceptable and would contribute and respond to the local context and maintains the character of the St Faiths Conservation Area. The proposal accords with Policy CS11, CS16 and DM20 of the Havant Local Plan and Chapter 16 of the National Planning Policy Framework.

(iii) Effect on neighbouring properties

- 7.16 The porch, railings and gate would be set in from the boundary with no. 10 Town Hall Road by approximately 2m and in light of the small-scale nature of the overall proposal, it is considered that no undue overlooking, overbearing or overshadowing impacts would occur.
- 7.17 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, the St Faiths Conservation Area or neighbouring amenity, 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/19/00288

(A) 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:

Location, Site, Floor plans and elevations, DPA-01

Proposed Floor plans and elevations, DPA-02

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, texture and finish 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.