
Site Address:	The Manor, Edward Gardens, Havant, PO9 3JJ		
Proposal:	Removal of existing garaging, carport and storage building & replacement with new garage/storage; relocated entrance with new metal gates, low boundary walls with railings.		
Application No:	APP/19/00509	Expiry Date:	17/07/2019
Applicant:	Mr Carlton		
Agent:	Ms Murphy	Case Officer:	Lesley Wells
	Murphy Associates		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within the Old Bedhampton Conservation Area and the property itself is a Grade 2 Listed Building, listed on 21 July 1975. The List Description reads as follows:

Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hoodmoulds, and sashes. The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.

The property has extensive grounds and car parking and garages to the front. The property is within a cul-de-sac of large properties with mature gardens.

The building's previous use was for supported communal living for the active elderly. However, after being empty for a considerable time it has now been sold with the planned use being for a single dwelling house, for which planning permission was granted under reference APP/15/00388, but has since expired.

2 Planning History

APP/15/00388 - Change of Use from Class C2 (Residential institution) to Class C3 (single dwelling)., PERM,19/06/2015

APP/15/00127 - Erection of a single storey wooden building to be used as a club room for Bedhampton Mariners Cricket Club., PERM,01/04/2015

APP/17/00223 - Construction of 1No. four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping., REF,11/05/2017

APP/17/00224 - Listed Building Consent for the construction of 1No. four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping., WD,15/05/2017

APP/19/00416 - Listed Building Consent for part retrospective, part proposed works to a listed building including emergency works to front porch; rear bay; roofs to later additions; rainwater goods; repairs and repointing, reinstatement of render (lime) to front elevation; French drain around perimeter of building., PERM,

APP/19/00593 - Listed Building Consent for part retrospective works to rear bay including stripping down, repairing and rebuilding including reinstatement of brick noggin and insertion of new windows to match existing., DEL,

3 Proposal

The proposal is to replace the existing garaging, carport and storage buildings with a 3 bay staggered garage; and to relocate the access to the front of the property with the existing low level wall extended, with decorative metal railing on top and new metal gates.

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: II

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection.

Conservation Officer - No Objection Site and proposals

The Manor (House) was first added to the statutory list of buildings on 21 July 1975 – grade II. It also forms part of [Old Bedhampton Conservation Area](#), as designated in 1994. The building's previous use was for supported communal living for the active elderly. However, after being empty for a considerable time it has now been sold with the planned use being for a single dwelling house.

The proposals seek planning permission for a detached garage following the demolition of the existing garage. It is also proposed to relocate the existing entrance with new metal gates, low boundary walls and railings.

Policy

In terms of heritage the proposals fall to be assessed against the potential impact of the proposals on a) the setting of The Manor and b) the character and appearance of the conservation area. These considerations need reference to national guidance in the form of the Planning (Listed Buildings and Conservation Areas) Act 1999, the NPPF and NPG (National Policy Guidance relating to the Historic Environment).

The Act states that:

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Of particular relevance is guidance contained in Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets published by Historic England. At the local level policy 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.

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.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment

The existing structure of an unattractive design that is not in keeping with its surroundings. It is also in a poor state of repair. As such it is considered that removal of this outbuilding is acceptable.

The design of the proposed garage is acceptable, utilising materials suited to the style and character of the listed building too avoid it being overly suburban. The roof profile has been designed in a traditional form which is capable of accommodating good quality tiles. The use of good quality materials will be key to the successful integration of this new building. These details need to be conditioned as they are not covered by the present information supplied.

With reference to the proposed boundary treatment and new access it is considered that the new entrance with gates and railings would provide a more appropriate setting to the forecourt, containment of the site and a more befitting approach to the Manor. Overall it is considered that the proposals would improve the setting of the listed Manor House and this part of the Conservation Area.

The proposed works will therefore not harm the character of the listed building or its setting and as such its historical significance will not be affected.

Conditions:

1. Materials Samples to be submitted (for garage)
2. Window/door details 1:20 elevations, 1:5 sections
3. Guttering details (for garage)

Councillor Gary Robinson

Councillor Kenneth Smith

Historic England

On the basis of the information available to date, we do not wish to offer any comments. Seek the views of your specialist conservation and archaeological advisers, as relevant.

Arboricultural 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: 6

Number of site notices: 2

Statutory advertisement: 31/05/2019

Number of representations received: 0

Comment	Officer Comment
None.	

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 on grade II Listed Building and Old Bedhampton Conservation Area.
- (iii) Effect on neighbouring properties
- (iv) Trees
- (v) Parking

(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 building is in the ground of a grade II listed building within the Old Bedhampton Conservation Area and the proposal is consider below.

7.3 Impact on grade II Listed Building and Old Bedhampton Conservation Area.

The Council's Conservation Consultant (CCC) has provided comments and is of the opinion that the removal of the existing unattractive garage is acceptable as it is not in keeping with its surroundings and is in a poor state of repair. The CCC also commented on the design of the proposed 3 bay garage, which is staggered, to be clad in Softwood Weatherboard, with a slate roof, as acceptable within the curtilage of this grade II listed building , "...utilising materials suited to the style and character of the listed building, avoiding being too overly suburban. The roof profile has been designed in a traditional form which is capable of accommodating good quality tiles. The use of good quality materials will be key to the successful integration of this new building. These details need to be conditioned, as they are not covered by the present information supplied."

7.4 The CCC commented on the proposed boundary treatment and the new access, which "...would provide a more appropriate setting to the forecourt, containment of the site and a more befitting approach to the Manor. Overall it is considered that the proposals would improve the setting of the listed Manor House and this part of the Conservation Area".

7.5 Consequently, it is considered that the proposal would have a positive impact on the listed building and the Conservation Area, meeting the requirements of Policies C11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with

respect to the scheme.

(iii) Effect on neighbouring properties

- 7.6 The proposal for the garage would be in location in the same position, as the existing buildings, on the north boundary of the site, adjacent to Edwards Gardens. Due to the distance between the development and neighbouring properties on the other side of Edwards Garden, the closest of which is approximately 13 metres to the north, the development would not be materially harmful to residential amenity through loss of privacy, outlook, or overlooking. The new access onto Edwards Gardens and proposed front boundary treatment would have no material impact on neighbouring properties, due to its location.
- 7.7 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.

(iv) Trees

The Council's Arboricultural Officer has been consulted over the proposal who has raised no objection.

(v) Highways

- 7.8 The proposal involves the creation of a new access to the north of the existing access, (the existing one to be abandoned, and blocked off by the extension to the front wall), onto Edward Gardens, which is a private road. As with the current access, the new access would be directly onto the road, with no intermediate pavement. The access is 8.560m wide with visibility sprays of 2m x 4.3 m, which on this private road, with little in the way of houses to serve, is considered to be acceptable in highway terms. There is sufficient space within the site to enable vehicles to enter and leave in a forward gear.

8 Conclusion

- 8.1 The proposal would not be harmful to the character of the listed building or its setting, it would have a positive impact on the Old Bedhampton Conservation Area and would not be harmful to residential amenity. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and in highways terms is acceptable. Therefore it is considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00509 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 Notwithstanding any description of materials in the application no above ground construction works shall take place on the garage until samples of the materials to be used externally, including the guttering on the building, and window/door details: scale 1:20 elevation and scale 1.5 sections 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Elevations & floor plan

Site location & block plan - drawing No. DGC-21909/G.01

Replacement of garage outbuilding: Site & block plan: As proposed - drawing no. DGC-21909/G.03A

Replacement of garage outbuilding: Plan & Elevations: As proposed - drawing no. DGC-21909/G.04A

Replacement of garage outbuilding: Details of new external wall & site access - drawing no. DGC-21909/G.05A

Replacement of garage outbuilding: Replacement of garage outbuilding: Plan & elevations: As existing DGC-21909/G.02

Reason: - To ensure provision of a satisfactory development.