

Recommendation: **GRANT PERMISSION**

The property forms part of a terrace row of properties split by The Robin Hood PH (grade II listed), all forming part of the St Faith's Conservation Area. The Conservation Area Character Appraisal and Management Plan adopted in 2007 identified the terrace

as positively contributing to the conservation area.

"Homewell to the west of the church which also forms an important part of the setting of the church and is a particularly cohesive and attractive group; those forming the tight and intimate enclosure of The Pallant"

The proposals seek permission for the demolition of an existing outbuilding which is to be replaced by a single storey rear extension. The outbuilding subject to demolition is of little historic value and as such its removal is not contested.

The replacement single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

No objection subject to the following condition:

- 1) Material samples to be submitted

County Archaeologist, Strategic Environmental Delivery Group, HCC

Thank you for your consultation. This site is located within the historic core of Roman and medieval Havant in an Area of High Archaeological Potential (AHAP). However, the very small scale of the proposed extension, combined with the fact that site has already been impacted by modern development, means that in my opinion it would be unlikely for groundworks associated with construction to expose any hitherto unrecorded features. I would therefore not wish to raise any archaeological issues in this instance.

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: 18

Number of site notices: 1

Statutory advertisement: 13/09/2019

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Flood risk

(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.

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) Appropriateness of design and impact on the character of the Conservation area

- 7.3 This proposal includes the removal of the existing rear extension and its replacement which would include a replacement door in french door design, pitched roof with 2 velux rooflights and a porthole window on the Southern elevation. This proposed extension would increase in depth from the existing by 1.5 metres and by 1 metre at the highest ridge height. The proposed width would be 2.2 metres. This is only moderately larger in scale than the existing. The extension would be located to the rear of the property and hence would not impact the character and amenity of the streetscene which lies adjacent to St Faith's church.

There have been similar developments across Homewell including a rear extension at number 9 of which is larger in scale than this proposed. This prospective extension is modest in design and dimension, as supported by the assigned Conservation officer who has stated that this development would not have an adverse impact on the character of the Conservation Area.

The materials proposed include brick, dark stained, waney edged timber cladding, plain clay tiles and slates to match existing. These would be acceptable in principle, however samples would be required as a condition of this application.

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 Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would preserve the character of the Conservation Area.

(iii) Effect on neighbouring properties

- 7.4 The garden of the proposed site backs onto Bulbeck Road and is bordered by an approximately 2 metre wall to the rear, consequently any development would mainly impact the adjoining properties, no 7 and no 9. No potential issues affecting neighbour amenity are evident. The porthole window to be located on the Southern elevation is not deemed to cause any issues of overlooking as it is replacing what was previously a door. The velux windows are located on a single storey so similarly would not be considered obtrusive.

The rear extension works would have some impact upon the neighbouring property at no 7 by its proximity. Both no 7 and no 8 currently have attached; uniform rear outbuildings leading out into the respective courtyards which are linked by a gap in the low boundary wall. The proposed extension would impact this symmetry, however would not have any significant effect on neighbour amenity. The rear window at no 7 is located behind the existing outbuilding so would not be impacted from any overshadowing.

- 7.5 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.

(iv) Flood Risk _

- 7.6 The 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 stating that floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would preserve the character of the Conservation Area. Flood risk issues are satisfactorily addressed. The development 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/19/00750 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 and Block Plans 19044-101 received 30.07.2019
Existing elevations 19044-305 received 30.07.2019
Proposed elevations 19044-502A received 15.08.2019
Flood Risk Assessment received 01.08.2019
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 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 in the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.