

Application – APP/19/00897

Site: 20 Grove Road, Havant

The site is located within the Grove Road residential area of the St Faiths Conservation area. Grove Road is identified in the conservation area appraisal as including properties of considerable quality and significance.

The property is an attractive detached dwelling which includes a later detached garage and a single storey side extension.

Proposal

The proposal is to remove the existing garage and extend up the existing single storey extension to the front building line to provide a new garage. 8 no. roof lights are proposed across the property.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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 revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF (February 2019) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities

should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS11 of the Core Strategy 2011 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 2011 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 2014 states that development proposals must conserve and enhance the historic assets of Havant'.

Assessment

The loss of the existing garage structure would not be harmful to the property or conservation area, as is of a sub-standard design.

The proposal to extend the existing side extension forward makes sense, however the design as proposed has a distant lack of detailing which is at odds with the Edwardian character of the main dwelling. This emphasises the mass of plain brickwork from the top of the garage door to the roof.

It is not clear from the application what the garage door will consist of however, from the plans it appears that it would be a metal style up and over doors. Again, this is at odds with the prevailing character.

Looking at similar side elevation garages along the road, No. 16 includes a decorative lintel and the doors are a wooden shutter style painted back to match the fascia boards. No. 12 features a side extension of a lower ridge height, so the expanse of brickwork is less and this also includes a decorative course above the garage door and wooden style garage doors.

I am of the view that the design could be much improved if more detailing were to be included such as decorative fascia boards and different style doors which are more suited to the traditional Edwardian character of Grove Road.

Conclusion

Holding Objection – subject to the submission of amended plans reflecting the above comments.

Rachael McMurray

Senior Conservation Officer - 9/10/19