

Principal Conservation Officer – comments

Policy

The revised National Planning Policy Framework (NPPF) which was published in July 2018 sets down the policies that the Council must take into account when determining planning applications.

Paragraph 127 seeks to achieve well designed places that are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Paragraph 193 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 195 provides guidance in relation to development proposals that cause 'substantial harm'. While, paragraph 196 of the National Planning Policy states that where a development will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

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 north side of West Street still retains the character of the almost continuous street frontage which once lined West Street. The buildings are essentially two storey and the individual building plots identified on early maps are reflected in property boundaries today.

Despite a mixture of residential and commercial uses on the north side of West Street many of the gardens behind these properties still survive. They can be seen from the public car park to the north where they provide a natural and pleasant contrast to the surrounding urban fabric. Where garden have been lost to other uses such as storage and car parking there has been an obvious deterioration to the general character of this back-land area. It is also clear from historic mapping that, a range of outbuildings existed on the site previously and as I understand it two outbuildings were only recently knocked down as part of works undertaken in 2015.

The design of the proposed dwellings takes cues from these Public House outbuildings that previously existed. This is a very similar scheme in terms of scale, massing and design to a recently approved application (ref:18/00713). In terms of design I am generally satisfied with the scheme. The construction OF FOUR SMALLER UNITS will now not over develop the plot or have an adverse relationship with the existing building. Landscaping that greens the plot and the quality material details will be crucial for the scheme moving forward.

I am therefore of the view that four small dwellings as designed would preserve the character of the conservation area.

If the development is deemed acceptable then the following points should be either met by reserved matters or conditions.

- Sample materials.
- Details of the siting and design of any proposed external meter boxes/metal ducting/flues, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure, where provided, a location is chosen which minimises the visual impact, so as not to detract from the character and appearance of the conservation area.

- Landscaping details of plots
- Removal of permitted development rights for extensions and outbuildings