

FULL STATEMENT OF CASE FOR PLANNING APPEAL FOR REAR OF 70 HAVANT ROAD HAYLING ISLAND PO110LH ERECTION OF 1 NUMBER FOUR BEDROOM DETACHED HOUSE WITH ATTACHED GARAGE

Two previous applications and an appeal (APP/X1735/W/17/3182723) have been refused for this site. At the point of the second application a clear and documented statement was made (see heritage statement part 2 document) by the planning officer (copy email attached)

*'As referred to above the site lies within the urban area where development is acceptable in principle subject to development control considerations. Having discussed the setting of the listed building with the Conservation Officer I am of the opinion that there may be scope for a single dwelling, sited within a landscape setting perhaps in the form of an agricultural barn. However, the siting scale and design of such a dwelling would need careful consideration to ensure that there was no detriment to the listed building and its setting and that the character of the area was not adversely impact'*

Due to this statement a building was designed using this criteria

The design of the dwelling follows rather than being contrary to policy CS16.

The design takes its style, materials, window design and roof design from the existing much larger barn style building next to the farm house (72 Havant Road) and thus follows points 1 and 2 of policy CS16

The design is, subservient to both the barn building and the farm house and we believe achieves this by having a reduced ridge and eaves height, a barn hip roof structure and a rear wing which is not visible from the listed building or the highway, thus the proposed building appears smaller within the context of the listed building. We believe the barn style of the new building is totally appropriate to the listed building in addition it should be note that, historically, there was a smaller out building on the proposed site which can clearly be seen on old Ordnance survey maps.

The single storey part of the new building is now set 30m away from the listed building and 45m away from the highway. The proposed hedging to the driveway will mean that the highway view of the listed building will be un affected by the proposal as this new hedge will be seen in place of the old hedge at the point of accessing the driveway to the proposed property. In addition the curved nature of the

driveway will ensure that any view of the proposed property when passing is minimal.

In summary

We believe the design complies with the planning / conservation officers support statement and fully follows policies CS11 and CS16 Of the Havant Borough Council Local Plan and thus Policy DM20 of the Havant Borough Publication Local Plan (Allocations) and the National Policy Framework and as such is worthy of approval.