

Consultee Comments for Planning Application APP/18/00894

Application Summary

Application Number: APP/18/00894

Address: Land adjacent to Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Erection of 1No. 3bed dwelling including landscaping and parking.

Case Officer: Emma Chisnall

Consultee Details

Name: Consultee Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

The development proposal will result in the removal of some of the associated land, from Eastleigh House which is a Grade II listed dwelling. As a consequence, the curtilage of the property will be permanently reduced. Historic England in their document Enabling Development and Conservation of Significant Places, provides guidance to local authorities on how to consider proposal to fragment listed buildings for their curtilage. The advice indicates that local authorities should take a firm line against granting consent for any development which could be considered detrimental not only to the asset or its setting but also to its long-term viability.

However, in this particular instance it is considered that the proposed sub-division would not be detrimental to the architectural significance of the house or its setting. A small residential development has already been permitted to the north of the building which has altered the setting of the building. Although it is acknowledged that the setting of this building contributes to its significance, the new scheme allows for this setting to be substantially maintained given the size of and significance of the open space to be retained. The proposed property does not appear to be overly bulky or of a size that would be out of keeping with the area or the development. The location and orientation of the dwelling also means that the development would not have an adverse impact on the setting of the listed building. Its construction will also not over develop the plot or the setting in which it is set.

In terms of design I am generally satisfied with the the quality of materials will be an important part of this development to ensure that it harmonises with the surrounding area. I there would like a condition attached for samples to be submitted prior to development to ensure they are of appropriate quality.

I therefore have no objection as it appears the impact on the setting of the listed building is

negligible. The following conditions should be attached to any permission given.

Conditions:

DE08 Materials to be submitted

Window Details required.