

application).

- 3.2 This is a revised proposal that proposes internal alterations only to the ground floor layout including the repositioning of a bedroom, kitchen, utility and shower room.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS4	()
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer Proposal

The proposal seeks permission to convert the building into a short-term holiday let with the option to house an elderly relative. This is a resubmission seeking amendments to the previously approved applications ref: APP/17/00581 & 00582. The amendments relate to alterations to the internal layout.

Policy

The Act states that:

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Of particular relevance is guidance contained in Historic Environment Good Practice

Advice in Planning: 3 – The Setting of Heritage Assets published by Historic England. At the local level 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 proposals work with the fabric of the building and provide a use which should trigger much needed investment to secure its future. Externally apart from the new fenestration (in existing openings) its current appearance will be largely maintained. The new glazed screen is an honest contemporary addition providing the maximum amount of light negating the need for lots of new openings elsewhere. The majority of the remaining existing windows are indicated to be replaced and a few rooflights are proposed within the roofscape. The detailing of the new window units is important and I am pleased to see that the agent has sent in details. Having reviewed these I am happy with what has been submitted.

Guttering would need to be of an aluminium system rather than black Upvc. Details will need to be conditioned. The rooflights are of an acceptable level limiting any harm to the simple roof form, however, no details have been received therefore a condition will also be required for these.

Internally the layout has been altered to allow for a more open plan living space within what is now the garaging area. The ground floor bedroom is now located within the potting shed. It is my view that these alterations have enhanced the scheme and as such I have no objections

As I understand it (as outlined in the design and access statement) the proposal seeks convert the building into a short term holiday let with the option to house an elderly relative. I assume a legal agreement will be undertaken to secure this? My concern is that I would not want the plot to be further subdivided for garden space. Part of the significance of the main dwelling is the large garden space that it sits in.

RECOMMEND

Planning and listed building consent be granted subject to the following conditions:-

1. Materials to match.
2. Any alterations and repairs to brickwork shall be carried out utilising matching materials, rick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building.

3. Rooflight details
4. Guttering details to be submitted prior to the commencement of development.

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: 7

Number of site notices: 1

Statutory advertisement: 02/02/2018

Number of representations received: 1

Comment	Officer Comment
Concern raised from 10 Convent lane: I have received copies of the planning letters dated 20th Feb 2018, indicating a revised application. My review of the available information seems to show that the only revision is further information on the drainage and does not alter the comments I made previously which were: * I welcome that there are no windows at first floor apart from the rooflight in the bedroom. * Would request that permission restricts any further openings on the north wall. *large silver birch may affect the building and would need to be cut back but carefully managed.	Comments have been addressed under APP/17/01341 and shall not be commented on further under this application

* New rooflight to bathroom could overlook my garden and house but I do not see that I can object.	
* Uneasy that additional windows may be required in the future as space for a garden will be minimal and the silver birch and maple tree may cut out light during summer months.	

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
- (iii) Impact upon the Listed Building and character of the area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the building is listed the Local Planning Authority has a duty to preserve or enhance the building and the setting of Hearnbrook

(ii) Appropriateness of design

7.3 Following the previously permitted scheme the changes proposed to the development are internal only and involve the movement of the bedroom to the south part of the coach house/garage and the kitchen to the north. This shall not alter the external appearance of the previously approved coach house/ garage and as such, no objection is made to the proposal in regards to its impact on the character and appearance of the area. However, an assessment has been carried out below.

7.4 The proposal is to convert a former coach house/ garage into a holiday let / annexe accommodation. Alterations to the design include the installation of a large window to the west elevation at first floor, rooflights to the east and west roof elevation, ground floor windows and a rooflight to the north elevation and the addition of rooflights to the front elevation alongside the installation of a timber frame structure to the entrance with french doors. A flue is proposed within the north roof elevation. Materials are proposed to match that of the existing and this shall be included as a condition as part of the decision. Although the changes shall alter the external appearance of the former coach house/garage they are considered to be acceptable changes that do not result in a significant adverse impact to the locality. The position of the development is set back from the highway by a substantial distance and coupled with the screening in place from mature trees the visual impact of the development is reduced further. Therefore on balance it is considered that the works appear in keeping to the locality and No 39 Havant Road, meeting with the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

(iii) Impact upon the Listed Building and character of the area

7.5 The former coach house/garage is within the curtilage of a listed building and is

therefore listed by association. As such, there is particular importance to protect and maintain the heritage of the building. The Council's Principal Conservation Officer has therefore provided comments on the proposal and although no formal objection has been made, concerns have been raised. This is in relation to the subdivision of the plot and that any further subdivision of the application site would not be considered beneficial to the site. Confirmation has been received to confirm that no further division would take place within No 39 but a condition shall be included with the decision to ensure that no erection of boundaries (and therefore subdivision of the site) takes place onsite without prior written approval from the Local Planning Authority.

- 7.6 A condition shall be included in relation to the rooflight details and guttering to ensure that the impact caused to the character of the listed building is acceptable.
- 7.7 A condition shall be included with the decision to ensure that the materials proposed for the development match that of the existing coach house/garage. Comments have also been made by the Conservation Officer confirming that any alterations and repairs shall need to be carried out in a particular way and using an appropriate lime mortar. Therefore an additional condition shall be included with the decision to ensure that any proposed alterations are carried out per the Conservations Officers requirements.
- 7.8 Following the previously permitted scheme the changes proposed to the development under the new application are internal only and involve the movement of the bedroom to the south part of the coach house/ garage and the kitchen to the north. The conservation officer has been consulted under the new application and no new concern has been raised in regards to this alteration however, conditions have been requested to be included with the decision which shall be done.
- 7.9 Overall, the development is considered to have a limited impact on the historic core of the property and as such, would not have an adverse impact on its character. A design and access statement has been submitted as part of the application and the proposal is considered to meet the requirements of Section 16 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

8 Conclusion

- 8.1 The changes proposed to the former coach house and garage within the curtilage of 39 Havant Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. Therefore the proposed works are considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and it is recommended that listed building consent be granted, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01342 subject to the following conditions:-

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning

(Listed Building and Conservation Areas) 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:

Window Opening Detail Plan: Drawing No 1721.A.01.10
Door Opening Detail Plan: Drawing No 1721.A.02.11
Arch Window Section Detail Plan: Drawing No 1721.A.01.12
Sash Window Detail Plan: Drawing No A.02.8
Casement Window Detail Plan: Drawing No A.02.9
Proposed Elevations Plan: Drawing No 1721.A.03.1
Proposed Ground Floor Plan: Drawing No A.02.2
Proposed Ground Floor Plan: Received 18.12.2017
Proposed First Floor Plan: Drawing No 1721.A.02.3
Proposed Roof Plan: Drawing No A.02.4
Proposed Site and Location Plan: Drawing No 1721.A.01.8.
Parking Layout Plan: Drawing No 1721.A.02.6
Tree Landscape Plan: Drawing No 1721.A.02.7
Design and Access Statement: Received 19.12.2017
Construction Drainage Layout Drawing No. A05.11

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no alterations to the roof shall take place until samples and a full specification of the materials to be used externally on the rooflights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Plan, section and elevation to a scale of 1:20 shown in relation to the roofslope in which the unit is to be set.
- b) Full size glazing bar section (where appropriate).
- c) Details of materials/finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building in regards to policies CS11 and CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding the information submitted with regards to the division of the proposed holiday let / annexe hereby permitted from Hearnbrook, no such enclosure including boundaries, screening or retaining walls shall be erected within the application site without the prior approval in writing by the Local Planning Authority. Any such approved structure shall be erected in accordance with the approved details. The structures shall thereafter be retained in accordance with the approved details.

Reason: To safeguard the amenities of the locality and protect the heritage and setting of the listed building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 7 Notwithstanding the development hereby permitted no alterations to the building shall commence until specifications and details regarding the proposed guttering on the site has been submitted to and approved in writing by the Local Planning Authority. Only the specifications and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.