
Site Address:	108 London Road, Widley, Waterloooville, PO7 5AA		
Proposal:	Listed Building Consent for subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road.		
Application No:	APP/17/01010	Expiry Date:	08/11/2017
Applicant:	Mr & Mrs Tomes		
Agent:	Mr Tomes	Case Officer:	Rachael McMurray
	Tomes Architects		
Ward:	Purbrook		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is located on London Road in Widley and comprises a large detached dwelling which has Grade II listing status. The original house dates back to 18th Century and was subsequently extended during the Georgian period with a new frontage and rear extension which forms the footprint of the present day dwelling. There is a gravel area which lies to the north of the dwelling which acts as the parking and turning area and also includes a detached, wooden framed car port. A private garden lies to the south of the dwelling and is enclosed a mixture of walls and fences. There are several TPO trees on the site. To the south of the site lies a garden nursery and to the east is a modern development of dwelling houses in Abbots Close.

2 Planning History

02/53941/003 - Crown lift to Beech tree (T2) subject to TPO 1274., PERM,12/11/2002
96/53941/001 - To take down 5 No. defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
96/53941/002 - Take down 5 no defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
07/53941/006 - Listed Building Application for internal restructure of part roof and realignment of external supporting wall., PERM,05/04/2007
07/53941/007 - Tree Works., UNK,
07/53941/008 - Application for crown lift to 4 metres and 30% crown reduction to 3No. Common Yews (T3, T4 and T5) subject to TPO 1274., PERM,14/06/2007
APP/17/01009 - Subdivision of plot to provide a further single 3-bedroom dwelling with access from London Road., PERM,

3 Proposal

Listed Building Consent for subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road.

The subdivision of plot to provide a chalet style 2 no. bedroom dwelling with access from London Road. The development would include 2no. parking spaces on the site - one located within an attached garage. It would also include a conservatory at the rear. The dwelling would have a hipped roof with barn hip corners and a front projecting section with a cat slide roof. The dwelling would have a rear garden of

26.8m.

Amended plans were submitted on 11/12/17 addressing concerns with the roof outline and footprint, which would have had an adverse impact on the adjacent listed building.

4 Policy Considerations

National Planning Policy Framework
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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

Conservation Officer, Development Control
Initial response:

- I would consider the development needs to be signal storey in nature.
- Potentially designed like a former outbuilding that has been converted.
- This may hinder the number of bedrooms the applicant is able to achieve.
- Further thought given to how the plots are separated. Hedging would be more subtle and preferable

Response based on the amended plans submitted on 11/12/17:

The revised plans are now acceptable subject to conditions relating to levels and material samples.

Historic England
No comments recieved.

National Amenity Society - Ancient Monuments Society
No comments recieved.

National Amenity Society - Council for British Archaeology
No comments recieved.

National Amenity Society - Georgian Group

No comments recieved.

National Amenity Society - Protection of Ancient Buildings

No comments recieved.

Twentieth Century Society, 70 Cowcross Street

No comments recieved.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: 22/09/2017

Number of representations received: 0

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) Impact on the adjacent listed building.

In determining applications, LPAs should required an application to describe the significance of any heritage assets affected. A heritage statement has been submitted with the application and been assessed by the Council's Conservation Officer.

Initially, the proposal was deemed to be unacceptable due to the impact it would have had on the adjacent listed building. HOwever, amended plans were submitted which sought to address these concerns. The dwelling would be set off the newly created boundary with the listed building by 0.8m, giving a total side to side separation distance of 12.4m. Since the submission of amended plans, the dwelling has been reduced from a full height, two-storey dwelling to a significantly smaller chalet style bungalow with a hipped roof, small dormer windows and roof lights. The building therefore now has the visual impression of being an outbuilding or ancillary building to the main dwellinghouse, as opposed to a completely new entity in a style which conflicts with the historic style of the main dwelling. Overall the Conservation Officer is now satisfied that the proposal would not result in harm to the setting of the adjacent listed building subject to further details on material and window openings which could be secured by planning conditions. Overall it is considered that the proposal meets with Policies CS11 and DM20 of the Local Plan.

8 Conclusion

The application is considered to be acceptable and therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01010 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:

Arboricultural Method Statement

Design and Access Statement

Heritage Statement

Amended site plan - DN: C3260-02 Rev C

Bungalow Images

Proposed Floor Plans - DN: C3260-03 Rev C

Proposed Elevations - DN: C3260-04 Rev B

Reason: - To ensure provision of a satisfactory development.