
Site Address: 20 Beechworth Road, Havant, PO9 1AX
Proposal: Demolish existing garage. Erect replacement garage, covered barbecue area, and canopy to east of existing house.
Application No: APP/17/00305 Expiry Date: 14/08/2017
Applicant: Mr & Mrs Griffiths
Agent: Mr M Critchley Case Officer: Harriet Pitney
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, two storey, residential dwelling located within the St Faith's Conservation Area. The property comprises elevations of both brick and render construction, with a tiled pitched roof and Victorian/Edwardian style detailing. The property benefits from a generous curtilage with spacious gardens and an existing garage to the east of the main dwelling which provides offroad parking provision.

The area is primarily residential in nature with the streetscene of Beechworth Road maintaining a verdant character with a number of significant trees and hedgerows.

2 Planning History

06/68158/000 - Notification of intention to fell a Holly tree and Copper Birch tree both within St. Faith's Conservation Area., RNO,15/11/2006

APP/17/00350 - Fell 1No. Bay Laurel, within Conservation Area of St Faith's , RNO,27/04/2017

3 Proposal

This application proposes the demolition of the existing garage to the east of the main dwelling, the erection of a replacement garage, the erection of a covered BBQ area and a canopy to the east of the existing house.

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

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objections

Conservation Officer

Principal Conservation Officer – Objection- Comments received 25th April 2017

Site

20 Beechworth Road is detached property located within the St Faiths Conservation Area. In this part of the conservation area the character comprises high quality Victorian and Edwardian residential suburbs which have maintained many of their original architectural features with spacious garden settings that characterise streets such as Beechworth Road, Fairfield Road and Grove Road. The area has a verdant quality with a significant number of trees and mature hedgerows.

It should also be noted that the Fairfield County Infants School is classed as a building of considerable architectural and historic value

The Conservation Area appraisal also states:

‘The view looking north along Beechworth Road is confidently terminated by a detached house which is a later addition to the Victorian development of the road. Beyond this building the large expanse of the roof of the County Infant school can be seen.’

Policy

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The recently published ‘Good Practice Advice Notes 1, 2, 3’ supercede the PPS 5 Practice Guide which has now been withdrawn by Government. The ‘Historic Environment Good Practice Advice in Planning Note 2’, states at paragraph 4: ‘The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

“planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of

this and future generations;”

Paragraph 132 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. It also goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 133 provides guidance in relation to development proposals that cause 'substantial harm'. While, paragraph 134 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.

*Paragraph 64 (Section 7 – Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for **improving** the character and quality of an area and the way it functions.*

Assessment

It is clear that the proposal would be clearly visible from the public realm and will have a significant impact when viewing the structure from Beechworth Road. In addition, the scale and mass of the garage would appear as being overbearing when compared to the existing smaller structure. The dormer windows on the southern elevation would also result in a more domestic and suburban appearance which would draw the eye and would be at odds with the very high quality of the built form in the area.

The development would also obscure the important view of Fairfield County Infant School as outlined in the Conservation Area appraisal. This would be to the detriment of the character of the area and as such should be resisted.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, decision makers are required to have special regard to the to have special regard to the desirability of preserving or enhancing the character and appearance of that area. In exercising this duty in this case and for the reasons set out above I considered the proposal would fail to preserve the character of the conservation area

As it currently stands I would therefore recommend that the application is refused for the following reason:

The proposed garage by virtue of its height, scale and design would fail to preserve or enhance the character of the St Faith’s Conservation Area. As such the proposal fails to comply with adopted policies in particular the National Planning Policy Framework (March 2012), policies CS11 and CS16 (1a) of the Havant Borough Core Strategy (2011) and policy DM20 of the Havant Allocations Plan 2014.

Further comments received- 19th June 2017

Having reviewed the revised plans submitted, it is considered that the Local Planning Authority would be hard pressed to refuse the scheme. Quality materials would be

required for the development to ensure it is inkeeping.

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: 4

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 31/03/2017

Number of representations received: 3

Comment	Officer Comment
We would not be objecting to the proposal if the development was "like for like" on the same location, footprint, size and scale as the existing garage. The replacement garage is of a significantly larger footprint which would block the ambient and direct light to the ground floor, western window of No.18. Significant increase in height which would deprive No.18 of both ambient natural light and direct sunlight. Parking- the description provided as part of the application is factually incorrect. Two vehicles can be parked on the forecourt of the existing garage and provides adequate offroad parking for 3 vehicles. The proposed garage will move back from its current position significantly and will extend further north due to the increased footprint which results in development immediately adjacent to the kitchen window of No.18. Intent to build right up to the boundary would result in a minimum distance of 3.7 metres from No.18. Overall footprint of the proposed building is in excess of 113 m2 which is equivalent to the square footage of a	These comments were received prior to the submission of the revised plans. The application has been re-advertised providing details of the revised plans, however no further comments have been received. Please see section 7 of the Officer Report for the full assessment of the issues raised.

small dwelling. Is the future intention to remain as a garage or is the proposed building intended for a small dwelling? Loss of light to No.18 which would result in a negative impact on quality of life. Kitchen of No.18 has two windows, one facing north which receives only ambient light and window to the west. Evening sun provides the only direct sunlight into the room for the hours before sunset. Kitchen relies on passive solar heating and transfer of heat from the rest of the house. The proposed building would negatively impact this. Overshadowing- request for detailed light survey. Loss of light to only western window on first floor level of No.18. View of Fairfield School from Beechworth Road would be obscured by the proposed building, affecting the beauty of a historic area of the town- in contravention to the St Faiths Conservation Area Management Plan. Potential flooding impact as a result of an increased floor area. Noise and disturbance as a result of the covered BBQ area to the rear-sited immediately adjacent to No.18. Pitched roof to covered area to the rear would result in overshadowing. Fire safety concerns as a result of the BBQ area and fire pit.	
Concerns in respect of highway safety and the impact of extra traffic, vans, skips and deliveries. Beechworth Road is one of the main routes used by parents bringing children to school (both on foot and for parking). As there is no longer a school patrol officer, consideration should be given to times that visits to the site are made (avoiding drop of times between 8.30	These comments were received prior to the submission of the revised plans. The application has been re-advertised providing details of the revised plans however no further comments have been received. Please see section 7 of the Officer Report for the full assessment of the issues raised.

and 8.50 and pick up from 2.45 to 3.15).	
The proposed fire pit also causes concerns due to close proximity of a heat source to the wooden fence which borders on the school playground area. Precautions should be taken to ensure no fire risk is involved.	
Whilst demolition of the existing garage would be an improvement to the area, the plans suggest setting the building further back is required to enable cars to be parked on the forecourt. However cars have been seen parked entirely satisfactorily on the existing area. As the plans provide for a significantly taller building than the existing, setting it further back would have a seriously deleterious effect on the availability of sunlight for buildings to the east of no 20. Furthermore the plans suggest rather more than a garage, practically amounting to a separate dwelling. This, if allowed in its present form, would amount to an undesirable infill between nos 18 and 20 thus changing the character of this end of Beechworth Road to an unduly high density.	These comments were received prior to the submission of the revised plans. The application has been re-advertised providing details of the revised plans, however no further comments have been received. Please see section 7 of the Officer Report for the full assessment of the issues raised.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The original submission in respect of this application proposed a two storey replacement garage with office accommodation at first floor level, a covered BBQ area to the rear with a pitched roof and a canopy to the east of the main dwellinghouse. As the property is located within the designated Conservation Area of St Faith's, the Councils Conservation Officer was consulted as part of the application and it was considered that the proposed garage by virtue of its height, scale and design would fail to preserve or enhance the character of the St Faith's Conservation Area.

- 7.4 Having liaised with the agent acting on behalf of the applicant in this regard, a set of revised plans were submitted which removed the first floor space from the proposed garage, essentially making the proposed development a replacement of the existing garage, albeit set slightly further back to accommodate parking for a further vehicle. It is acknowledged that the existing garage on site is in a very dilapidated condition and as such its replacement is likely to result in a positive improvement to the streetscene, enhancing the status of the Conservation Area. The Council's Conservation Officer was consulted further in respect of the revised proposal and it is considered that the proposed design, size and scale is now considered to be acceptable in context with the existing streetscene. However, quality materials would be required to ensure that the development remains in-keeping. On this basis, a condition has been recommended requesting the submission of samples/details of the materials proposed prior to any commencement of works on site.
- 7.5 The covered BBQ area to the rear of the replacement garage has also been altered from a pitched roof to a flat roof which significantly reduces the height. Whilst this element of the proposal would not be readily visible from the streetscene, it is not considered that it would have any detrimental impact on Conservation Area.
- 7.6 As the property is located on a corner plot, the proposed canopy to the east of the main dwelling would be partially visible from the streetscene, however, it is considered that the design, size and scale of this element respects the existing built form and detailing of the main dwelling and therefore preserves the status of the Conservation Area.
- 7.7 On the basis of all of the above, it is considered that the proposed development preserves the status of the St Faith's Conservation Area and meets the requirements of Policy CS16 and CS11 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 When assessing the impact on neighbour amenity, it is important to acknowledge that a garage already exists in the location of the proposed replacement garage and as such any impact on neighbour amenity can only be assessed additional to what is already evident on site.
- 7.9 The revised proposal (subject of this application) has sought to retain the height of the existing garage with a minor overall ridge increase of 0.2 metres (approximate). Furthermore, the overall structure has been set back by approximately 0.55 metres from the existing footprint with an increase in width from 5.2 metres to 6.3 metres. It is acknowledged that there is a window within the western elevation of No.18 Beechworth Road which serves the kitchen. However, it is considered that this window is already impacted by the existing garage on site to some extent and the set back of the proposed garage would be unlikely to worsen the impact currently evident on site.
- 7.10 On this basis, whilst it is acknowledged that the proposed replacement garage is slightly larger in terms of its width, with a slight variance in terms of its position, it is not considered that the replacement garage would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No.18 Beechworth Road) in context with what is already evident on site to such an extent which would warrant a refusal of permission.
- 7.11 In terms of the covered BBQ area to the rear, it is acknowledged that this element of the scheme has been significantly reduced from the original submission from a pitched roof to a flat roof with a height of approximately 2.15 metres. The existing boundary screening between the adjacent neighbouring property (No.18 Beechworth Road) and the application site comprises an established hedgerow and as such this element of the

proposal would already be partially screened from the neighbouring property. Furthermore, No.18 benefits from an attached garage to the western elevation of their property which would be sited immediately adjacent to the covered BBQ area. It is important to acknowledge that the applicant could construct an outbuilding or structure at a height of 2.5 metres when sited immediately adjacent to the boundary under Permitted Development without the need for planning permission and on this basis it is not considered that this aspect of the proposed development would result in any significant impact on neighbour amenity.

- 7.12 The proposed canopy to the east of the main dwelling is sited a sufficient distance away from both No. 18 Beechworth Road and Fairfield School to the rear and as such, it is not considered that this aspect of the proposal would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbouring properties.
- 7.13 On the basis of all of the above, whilst it is considered that the proposed development would be likely to result in some additional impact by virtue of the increased width to No.18 Beechworth Road, it is not considered that this would be to such an extent which would warrant a refusal of planning permission by virtue of what is already evident on site. As such, the proposal is considered to be on balance, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.14 It is acknowledged that concerns were raised against the original submission in respect of drainage and fire safety. The property is located within Flood Zone 1 and as such both of these matters would be considered under the Building Regulations submission.
- 7.15 It is further acknowledged that no further comments have been received since re-advertising the revised proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to preserve the character and setting of the St Faith's Conservation Area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00305 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and

having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The garage is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Class E, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To preserve the character and setting of the St Faith's Conservation Area and protect the amenities of neighbouring properties in accordance with Policies CS11 & CS16 of the Havant Borough Council Local Plan (Core Strategy).

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan (1685-1010)- received 24th March 2017

Existing site plan (1685-1020)- received 24th March 2017

Existing elevations (1685-301A)- received 24th March 2017

Amended proposed site plan (1685-103F)- received 19th June 2017

Amended proposed garage elevations (1685-505D)- received 19th June 2017

Amended proposed garage plans and sections (1685-405E)- received 19th June 2017

Amended main house proposed elevations (1685-503D)- received 19th June 2017

Tree survey and method statement- received 24th March 2017

Reason: - To ensure provision of a satisfactory development.