

Recommendation: **GRANT PERMISSION**

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

26 Manor Close is a semi-detached residential property which is located within the St Faiths Conservation Area. The application seeks permission for a replacement single storey rear extension.

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 proposed extension would feature a flat roof and be constructed of matching materials. It would replace an existing smaller extension. The flat roof design is not wholly in keeping with the traditional character of the main property however, it would not be highly visible from the public realm, within its context. Overall it is considered that the proposal would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion:

No objection.

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 9

Number of site notices: One.

Statutory advertisement: 05/11/2021

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) Principle of development
- (ii) Appropriateness of design and impact on the character of the area and conservation 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 acceptable in principle subject to development management criteria.

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

7.3 The proposed development is for the removal of the existing side and rear extension to be replaced by a larger single storey extension. It would be used as a kitchen, bedroom and en-suite and would have a width of approximately 7.6 metres, 1.7 metres out further than the original side wall, a depth of approximately 5.5 metres and a flat roof with a maximum height of approximately 2.8 metres.

7.4 The proposed extension would have red brick to match the existing property and a flat roof. The Council's Conservation Officer commented on the application stating the flat roof design is not wholly in keeping with the traditional character of the main property however, it would not be highly visible from the public realm, within its context. Overall it is considered that the proposal would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would preserve the Conservation Area..

7.5 The proposed development would be visible from the street scene along Prince George Street however it would be well set back and is not considered to have an adverse impact upon the character of the area. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing extension. Therefore, it is considered to be in keeping with the conservation area.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 On the south side there would be no side windows within the proposed rear extension. It would be partly screened by the hedging along the shared boundary with No.27 Manor Close and would only extend out partly from their rear extension therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.8 On the north side there would be a side window serving the new en-suite. This would be obscurely glazed and would face out onto the 1.8 metre high fencing therefore not concerning any form of overlooking to No.25 Manor Close. Due to the existing screening along the shared boundary and only extending out slightly further than the previous extension it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.25 Manor Close.
- 7.9 To the rear there would be a door and windows within the proposed rear extension. This would face out onto the rear garden, as a result would not cause any form of harmful overlooking.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/01149

- 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:

Existing Plans and Elevations - 21 008 SP 01A1
Proposed Plans and Elevations - 21 008 SP 02B1
Heritage Design and Access Statement

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.