

Heritage Statement for:

Erection of front porch, front canopy, two storey rear/side extension, and associated works

APP/24/01019

**Bidbury Lawn, Bidbury Lane,
Havant, PO9 3JG**



JAMES POTTER
A S S O C I A T E S

Paragraph 207 of the NPPF (December 2024) requires the applicant to describe the significance of any heritage asset affected as part of a development proposal, including any contribution made to its setting. As part of the Havant Borough Council validation requirements, a heritage statement should be submitted as part of any planning application within a conservation area.

This Heritage Statement is submitted as part of the proposal which seeks permission for the erection of front porch, front canopy, two storey rear/side extension, and associated works. This Statement is proportionate to the heritage environment and the potential impacts of the proposal.

Site and context

Bidbury Lawn is a mid 20th Century large two storey, detached property with accommodation in the roof, set within a large curtilage, sited within the Old Bedhampton conservation area. The dwelling is not readily visible from any public vantage points given its position within the plot and separation distance to public vantage points.

The nearest listed building is Grade II listed Manor House on the east side of Edward Gardens, set approximately forty meters to the east but there is limited inter-visibility between the plots given the intervening boundary treatment.

The proposal

This application seeks redevelopment of the property for erection of front porch, front canopy along the west side of the front elevation and two storey rear/side extension.

The proposals will be constructed of high quality materials to match the original dwelling, taking into account the locality and conservation area setting, with the main dwelling being of brick and tile hung construction with a tile roof. Oak will be used for the visible timber of the porch and canopy.

Impact of the Development

The size and scale of the proposed works would be commensurate with that of the host dwelling and its curtilage. The simple form of the proposals and subtle detailing with high quality materials are appropriate, resulting in a high quality appearance. The proposed side extension is subservient in its appearance to the main dwelling is appropriate in this instance.

The proposal would not be in conflict with the recommendations of the Old Bedhampton conservation area Management Plan and it is considered the proposal would not have a detrimental impact on the character or appearance of the Old Bedhampton conservation area, protecting it through appropriately managing development in accordance with Policy CS11 of the adopted Core Strategy.