

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposal is to convert the garage into part living accommodation for sole use by the main property. This would involve the alteration of one garage door into fenestration and the insertion of roof light windows into the side facing roof slopes. The roof space would be altered with the introduction of timber rafters, upright walls and floor joists and a staircase to the new floor level.

However, the garage appears to be a modern construction built in a heritage style so the roof construction internally is not of historic significance. As such the formation of the first-floor level would not be harmful. The proposed roof lights would sit centrally within the roof slope. These should be a heritage style roof light which sits flush with the roof slope. Details of these can be provided up front or by a planning condition. This is the same for the proposed fenestration on the front elevation.

Overall it is considered that the proposal would not result in harm to the designated heritage asset and therefore no objections are raised.

Conclusion – No objection subject to further details of roof light windows and fenestration being provided and agreed either prior to determination or by a planning condition.

Case Officer comment : Applicant has now submitted fenestration details and the Heritage Officer has reviewed these and considers them to be acceptable.

Councillor Brenda Linger - Hayling West

No comments received

Councillor Clare Satchwell - Hayling West

No comments received

Councillor Julie Richardson

No comments received

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: 12/08/2022

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact upon the character and setting of the listed building

(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.

- 7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II listed designated heritage asset. The NPPF requires the consideration of any harm to a heritage asset to be weighed against the public benefits of the proposal.
- 7.4 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”.
- 7.5 Policy CS16 states that “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.”
- 7.6 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant

(ii) Impact upon the character and setting of the listed building .

- 7.2 This proposal comprises the first floor addition and conversion of the existing garage to create a guest bedroom and bathroom at first floor level with the addition of rooflights. The proposal has been amended following its initial submission with the velux rooflights reduced in number and moved up the roof to reduce any overlooking impact on neighbouring properties - the kitchen area has also been removed. The proposal now includes two rooflights to the north west elevation and two to the south east elevation . The rooflights would all serve the bedroom and there would be an ensuite to the side of this. The first floor would be accessed via a door to the front elevation with a stairway leading upwards.
- 7.3 The garage is already in existence so the changes include alterations and additions to the fenestration. The applicant has supplied conservation roof light details as well as the door and side light details which have been reviewed and accepted by the Council's Heritage Officer . The changes are not considered to result in harm to the listed building or its setting.

8 Conclusion

The changes proposed to no 89 St Marys Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and its setting . Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/22/00560 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 external materials used as well as fenestration fittings shall be as indicated on the submitted forms and hereby approved plans, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.