

Site Address:	1 The Parchment, Havant, PO9 1HD		
Proposal:	Replace existing conservatory roof with solid panel roof with tinted toughened glass sections.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00739	Expiry Date:	25/10/2024
Applicant:	Ms Ewart		
Agent:	Mrs Ratcliffe	Case Officer:	Robert Riley
	Anglian Home Improvements		
Ward:	St Faiths		
Recommendation:	GRANT PERMISSION		

- 1.1 1 The Parchment is a terraced property located in Havant in the St Faiths conservation area. The property features mainly brickwork for its external walls, with some white render at the first floor level to the rear. The dwelling features a gable pitched roof with concrete tiles. To the rear of the property is a conservatory.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street featuring generally similarly designed properties in evidence.

APP/10/00703 - Rear conservatory., PERM,08/12/2010
APP/18/00729 - Reduce crown of Bay by 3.5 metres; Raise crown north sector of Alder to 5.5 metres; Reduce crown of 2No.Cherry trees by 1.5 metres in height and 0.5 metres laterals; Reduce crown of Magnolia by 1 metre; Raise crown of 2No. Sycamore to 4 metres and allow clearance from roof of 1 metre; Raise crown of Alder to 8 metres; Reduce crown of southern sectors of 2No. Alders by 1 metre; Reduce crown of southern sector of Rowan by 1 metre; Reduce crown of Alder by 3.5 metres in height and 1.5 metre laterals to previous pruning points; Reduce crown of Turkey Oak by 2.5 metres to previous pruning points; Crown reduce of Sycamore by 2.5 metres to previous pruning points; Remove lower north facing limb of Sycamore. All within Conservation Area of St Faiths., RNO,12/09/2018

3.1 Replace existing conservatory roof with solid panel roof with tinted toughened glass sections.

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)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

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

5 **Statutory and Non Statutory Consultations**

Conservation Officer Site / Location

The application site is located in The Parchment which is a small modern residential development located off South Street in Havant and within the St Faiths Conservation Area. It lies next to the former parchment works which have now been converted into residential use. The application site is a two-storey building with a pitched roof conservatory at the rear.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

With regards to development in designated conservation areas, 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.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 195 - 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 205 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para 206 states that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'

Para 207 states that:

'where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.

Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development

Para 208 states that:

'Where a development proposal 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 including, where appropriate, securing its optimum viable use'.

Para 209 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

'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'.

Policy CS16 - High Quality Design

Policy CP16 (1a) of the Core Strategy 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. All development should demonstrate that its design:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

A heritage statement has been not submitted with the application which is a requirement of Policy DM20 of the Local Plan.

The proposal is to replace the existing conservatory roof with solid roof panels. This would result in a very minor physical alteration which would not affect the character of the property, nor have any wider impact on the character of the St Faiths Conservation Area.

Overall, it is considered that the proposal would not result in harm to the significance of the St Faiths Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the, the NPPF and the adopted Local Plan.

Conclusion

NO OBJECTION

Officer comment:

A heritage statement was received from the agent and uploaded on 21/10/24.

Councillor Daniel Berwick

No comments received

Councillor Gillian Harris

No comments received

Councillor Phil Munday - St Faiths
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: 14

Number of site notices: 1.

Statutory advertisement: 04/10/2024

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
- (iv) Biodiversity Net Gain (BNG)
- (v) Flood Zone

(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 design and materials are considered acceptable regarding the character of the dwelling, visual amenities and are considered acceptable with these regards.

7.4 With regards to the proposed impact upon the St Faiths Conservation Area, it is not considered the proposed works to replace the existing conservatory roof with a solid panel roof with tinted toughened glass sections would have a harmful impact upon this character as it is not considered out of keeping with the surroundings and the appearance of the area. Furthermore the conservation officer stated "*The proposal is to replace the existing conservatory roof with solid roof panels. This would result in a very minor physical alteration which would not affect the character of the property, nor have any wider impact on the character of the St Faiths Conservation Area. Overall, it is considered that the proposal would not result in harm to the significance of the St Faiths Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the, the NPPF and the adopted Local Plan*".

- 7.5 In light of the nature of the works and given that the conservation officer raises no objection, officers are satisfied that the works would have an acceptable impact upon the streetscene and would preserve and enhance the special qualities of the St Faiths Conservation Area and therefore accord with the requirements of policies, CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014.

(iii) Effect on neighbouring properties

- 7.6 The proposed works to replace the existing conservatory roof with a solid panel roof with tinted toughened glass sections is considered acceptable regarding neighbourly impacts.
- 7.7 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Flood Zone

- 7.9 The application site falls under Flood Zone 3 due to part of the curtilage falling under Flood Zone 3. The agent has sent over Flood risk assessment forms stating that floor levels would be set no lower than existing floor levels and that there will be no base works involved. In light of this, and given the limited nature of the development officers consider this acceptable.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and the St Faiths conservation area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00739 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:

Drawing Number: 900-14441: EXISTING PLAN AND ELEVATIONS: Uploaded 30/8/24

Drawing Number: 900-14441: LOCATION AND BLOCK PLANS: Uploaded 30/8/24

Drawing Number: 900-14441: PROPOSED PLAN AND ELEVATIONS: Uploaded 30/8/24

FLOOD ZONE 2/3 ASSESSMENT FORM: Uploaded 25/10/24

FLOOD RISK ASSESMENT: Uploaded 30/8/24

Heritage Statement: Uploaded 21/10/24

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.