
Site Address: Sea Breeze Cottage, Beach Road, Hayling Island, PO11
9DT

Proposal: Listed building application for amendments to dwelling comprising one new double glazed window; one new double glazed replacement window; relocation of porch and front door to north elevation; blocking up of doorway to south elevation; removal of partition wall in internal ground floor to create open plan living area; and relocation of staircase (retrospective application).

Application Type: Listed Building Consent

Application No: APP/22/00623

Expiry Date: 21/10/2022

Applicant: Mr. M Wilkinson

Agent:

Case Officer: Joseph Toole

Ward: Hayling West

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application is located on the corner of St Mary's Road and Manor Road in Hayling Island. It comprises a detached, thatched roof cottage and separate outbuilding which is now used as a separate form of accommodation. The listing description is as follows:

"House. Late C18. Brick, with a thatched roof. Front (west) of 2 storeys, 4 windows. The roof is hipped at the north side, has a catslide at the rear, with 2 unequal gables. Red brick walls in Flemish bond, with blue heads, cambered ground floor openings. Casements. Entrance at the side. A small detached stable block has a ½-hipped thatched roof and boomed walls, with a small extension in rubble brick and stone walls, also with a thatched roof".

The outbuilding also has a thatched roof. Its current use is for holiday accommodation, and it has a separate entrance on Manor Road. It is clad in dark stained timber boarding.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for listed building consent for amendments to dwelling comprising one new double glazed window; one new double glazed replacement window; relocation of porch and front door to north elevation; blocking up of doorway to south elevation; removal of partition wall in internal ground floor to create open plan living area; and relocation of staircase (retrospective application).

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Conservation Officer
Assessment of proposal

The outbuilding was previously under use as ancillary residential accommodation. The works carried out have been for the purpose of using the building for holiday accommodation. Prior to the works subject to this application, the building had already been converted in habitable use with a first floor installed. All the windows have been replaced at some point. Therefore the internal works carried out have only changed what has already taken place and have not further affected the historical significance of the building.

With regards to alterations to the external façade, the relocation of the entrance door is a significant change however, the same door, door frame and furniture has been moved and utilised on the north elevation, including the clay tile roof open porch. This is adjacent to a new slim line, double glazed window. Whilst this has result in change to the historic fabric, the reuse of the materials has meant that the fabric has not been removed or lost and therefore the resultant level of harm as a result of the works is negligible as the special and historic interest of the building has been retained and therefore the works meet the requirements of Section 66 of the TCPA 1990.

These works have a negligible impact on the adjacent main listed building and its immediate setting.

Overall it is considered that the works have resulted in a negligible level of harm to the designated heritage assets (the main house and the outbuilding) and therefore no objection is raised.

Conclusion – No objection

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

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: 11

Number of site notices: 1

Statutory advertisement: 02/09/2022

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) Impact upon the character and appearance of the area
- (iii) Impact upon 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.

(ii) Impact upon the listed building and character of the area

7.3 The Council's Conservation Officer comments on the application stating the works have a negligible impact on the designated heritage assets (the main house and the outbuilding). Therefore, whilst the changes would alter the appearance of the building they would preserve the special architectural or historic interest of the designated heritage assets.

7.4 Consequently, it is considered that the proposal would preserve the special architectural or historic interest of the designated heritage assets impact on listed building and the character of the area meeting the requirements of Policies CS11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

8.1 The proposal is considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/22/00623

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

Location Plan - PL.606.22.02

Current Floor Plans and Elevations - PI.606.22_01A

Heritage Statement

Reason: To ensure provision of a satisfactory development.