

Heritage Team Response

Date – 14/12/2022

APP/22/00951 – Earley Cottage, Higworth Lane, HI

Background

Earley Cottage is an C18 building with a clay tile roof and some flint brick work detailing to the west elevation. It features traditional style lead casement windows on the front elevation. The west elevation also features a pitched roof porch to the front entrance. The property is set back from the highway with an extensive front lawn area and driveway.

The rear of the building features a two-storey height extension with flat roof dormer windows on the side/east elevation.

Due to its historic character, the building is included on the Council's list of Buildings of Local Historic Interest. This means it is classed as a non-designated heritage asset.

Proposal

Single storey rear extension, detached garage and enlarged side porch.

Legislative and Policy Context

Para 203 of the NPPF states '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'.

With regards to local planning policy, the following are relevant:

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.

Policy CP16 (1a) of the Core Strategy states '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:

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

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. 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:

The proposal includes a single storey extension to the rear with a pitched roof and large panels of glazing. In addition to this, there would be an oak framed porch and a detached, pitched roof, single garage.

The rear extension would be contemporary in its design although it would include some traditional features to match with the existing house including oak framed windows, matching brickwork and plain clay roof tiles.

The oak framed porch is similar to the existing and in keeping with the character of the main property. The garage would have a traditional design with wooden cladding and a clay tile roof.

Overall it is considered that the proposed works are sympathetic to the main house and would not be harmful to the special historic interest of the building, as one which is on the local list of buildings of historic interest.

Conclusion

No objection

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