
Site Address: Penshurst Cottage, Leigh Road, Havant, PO9 2ET
Proposal: First floor rear extension. Replacement of roof consisting of lower pitch height and increased eaves height. Replacement canopy to front elevation.
Application Type: Full Planning Permission
Application No: APP/22/00652 Expiry Date: 07/09/2022
Applicant: Mr & Mrs Haylock
Agent: Mr Kendrick Case Officer: Tina Pickup
 Concept Drawing & Design
 Architects
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a substantial detached, two storey dwelling, set in a backland position, behind number 10 Leigh Road. Access to the site is via a graveled drive that is shared with, and passes close to number 10 - Certificate B has been served on them. Works have already commenced on site, at the owners risk, and at the time of the site visit (31/08/22) the dwelling is enclosed in bird-cage scaffolding and tarpaulin.
- 1.2 The original dwelling had a central, steeply pitched, plain tile roof section, with a two storey gabled side projection, and a single storey side and rear section. The two storey elements had a low eaves line and the dwelling provided 4 bedrooms. The site is relatively flat and well screened with mature trees and shrubbery to the boundaries, none of which are TPO'd.
- 1.3 The character of the area is verdant and spacious with substantial detached dwellings. The property to the immediate south, Stonecroft, is in use as a care home, which has been extended and has a rear car park that approximately aligns with the dwelling at the application site. A brick wall with shrubs provides screening between.
- 1.4 There is a Listed Building on the opposite side of Leigh Road, such that the red-lined application site (the access drive) is directly opposite the curtilage of the LB.

2 Planning History

03/57377/001 - Single storey side/ rear "wraparound" extension., PERM,14/08/2003
06/57377/002 - Two storey front extension & alterations., PERM,22/08/2006

3 Proposal

First floor rear extension. Replacement of roof consisting of lower pitch height and increased eaves height. Replacement canopy to front elevation.

- 3.1 The footprint of the dwelling would effectively be unaltered, the changes are at first floor level by removing the roof with low eaves line, building up the eaves line to a traditional two storey height (4.6m) and re-roofing with shallower pitch. The overall ridge height remains the same at 8m. The proposal also involves a first floor extension over the single storey element, thus enlarging the dwelling at first floor and roofscape.

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)
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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Background

Penshurst Cottage is a large, two-storey detached property set in a spacious setting. It is located off an access driveway from Leigh Road in Havant. Opposite the entrance to the access driveway, there is a Grade II listed building – Elmleigh House at no. 19 Leigh Road. This is set back from the road by a spacious front driveway and garden.

Proposal

First floor rear extension. Replacement of roof consisting of lower pitch height and increased eaves height. Replacement canopy to front elevation.

Legislative and Policy Context

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

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 CS16 (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:

Given that the application property is set well back from the main streetscene of Leigh Road, any works to the house would be highly screened. As such, the impact of the proposed works on the nearby listed building would be negligible.

Conclusion

No objection

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: 21

Number of site notices: 1

Statutory advertisement: 22/07/2022

Number of representations received: 0

Comment	Officer Comment
None 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) Appropriateness of design and impact on the character of the area and setting of Listed Building
- (iii) Effect on neighbouring properties
- (iv) Parking and access

(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 setting of Listed Building

7.3 The site is secluded and cannot be seen from any public highway. The external appearance of the dwelling would be altered, from a low eaves, steeply pitched chalet style dwelling, to a more traditionally scaled two storey dwelling. The overall height however would remain the same. Materials would also be modernised with render applied to most the elevations, roof changed to slate and use of powder coated aluminium windows and doors. Overall the visual appearance of the dwelling would be significantly altered.

7.4 In this backland, secluded and screened site, the external appearance of the dwelling would not have any adverse impact on the wider character of the area. Similarly, the Listed Building that is technically adjacent the site (by virtue of the access drive) is actually on the opposite side of the road and not seen in context with the application site. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires consideration of the setting of a Listed Building, but in this case, the relative separation of the application dwelling from the Listed Building is such that there would be no affect on the setting of the Listed Building.

7.5 Whilst the design and appearance of the dwelling would be altered, it would nevertheless remain a two storey dwelling in a secluded plot. Leigh Road is characterised by a mix of architectural styled detached dwellings, and the change in style would not be visible, and even if it were, it would not be inappropriate to the area. Therefore the design and appearance of the proposal is deemed appropriate to the site and its context, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.6 Due to the generous plot and separation to the site's screened boundaries, there would be little impact on neighbouring amenity. The footprint of the dwelling is not enlarged, and the overall height remains the same. The largest first floor addition with associated increase in roof bulk, above the existing single storey area, is located to the east, where the separation to any neighbour is greatest. This additional bulk would not affect any neighbours outlook or result in any overshadowing.
- 7.7 Whilst some first floor windows were previously in dormers or roof lights, and would now be traditional vertical first floor windows, overall this would not materially increase or affect the potential for overlooking. A large, full height, window opening is proposed in the east elevation, serving the main bedroom, but this elevation faces the main rear garden which is some 23m long and abuts a stream/ditch with mature trees. The distance and screening would prevent any overlooking to the property to the rear.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking and access

- 7.9 The site is currently served by a long drive passing the frontage dwelling and this would not change as a result of the proposal. The original dwelling had 4 bedrooms and the proposal would result in a 5th bedroom. 3 on site parking spaces would be needed to meet the parking standards set out in the Parking SPD. There is ample on site parking provided as a graveled area to the north of the house to provide 3 spaces. There is also room to turn a vehicle, which, due to the length of the narrow drive, would be essential to leave in a forward gear. Overall there is no highway objection to the proposal which remains unaffected in this regard.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of area, adjacent Listed Building, or neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00652 subject to the following conditions

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

Site Location and Block plan - Drawing number 2231.03.01
Proposed ground floor plan - Drawing number 2231.03.08
Proposed first floor plan - Drawing number 2231.03.09
Proposed S & W Elevations - Drawing number 2231.03.12
Proposed N & E Elevations - Drawing number 2231.03.11
Proposed Sections - Drawing number 2231.03.10
Proposed 3D Images - Drawing number 2231.03.13

Reason: To ensure provision of a satisfactory development.

- 2 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.