

Single storey rear extension with pitched roof and rear open veranda porch style roof, along with replacement front porch.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD (December 2011)
Havant Borough Council Parking SPD (July 2016)
Old Bedhampton Conservation Area Character Appraisal & Management Plan
(September 2019)

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Not applicable

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Havant Borough Council

No objection. The replacement porch should not impact the protected trees.

Conservation Officer

No objection. When assessing the proposal, the following legislation and policy context is taken into 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.

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.

The proposals are of a small and subservient scale. They would be constructed in materials which match with the main property. Overall, the proposals would not be harmful to the significance of the adjacent listed buildings or the conservation area and would meet the tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Councillor D Guest

No comment.

Councillor G Robinson

No comment.

Councillor M Inkster

No comment.

County Archaeologist

The site lies in the historic core of Bedhampton, within an area of high archaeological potential related to The Manor of Bedhampton. Immediately to the north of the site lies the site of The Manor, which at least originates in the sixteenth century but is likely to have been occupied from much earlier in the medieval period (historic records show that a Manor was founded in Bedhampton as early as the ninth century AD). Immediately to the south of the site is the twelfth century Church of St Thomas. Historic mapping demonstrates that the current site of Tall Trees originally formed part of the grounds of The Manor and was not enclosed as a separate property until the twentieth century. The proposed development site has the potential to contain archaeological remains related to the organisation and operation of the sixteenth century manor grounds and archaeological remains related to the earlier use of the site (possible evidence of an earlier manor).

The ground works associated with the proposed extension and veranda have the potential to negatively impact any archaeological remains which might be present. Whilst this would not present an overriding concern, I would recommend that a suitable worded archaeological condition be attached to any planning permission granted. This condition should secure the implementation of a submitted Written Scheme of Investigation (WSI) for archaeological monitoring (watching brief) of groundworks associated with the proposed development

Portsmouth Water Company

The Portsmouth Water Catchment Management Team has reviewed this application and has no subsequent adverse comments to make regarding this development from a ground water quality protection perspective. This is due to its small nature within SPZ1 of the groundwater catchment.

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: 2

Statutory advertisement: 07/01/2022

Number of representations received: 0

The application was originally consulted on between 25 January and 15 February 2022. During this time, errors and inconsistencies in the existing and proposed plans were identified and the agent and applicant were informed accordingly. Amended plans were received on 29 March 2022 and a re-consultation was carried out between 08 and 19 April 2022 on the amended plans.

7 Planning Considerations

7.1 The proposed development comprises three parts as follows:

(1) Demolition of Existing Rear Conservatory & Construction of Rear Extension

The proposed development would include the demolition of the existing rear conservatory and the construction of a replacement larger rear extension.

The existing conservatory has a width and depth of approximately 5.3m and 3m respectively. The conservatory's rear elevation is flush with the rear elevation of the existing dwellinghouse. Finally, the conservatory includes a sloping roof which has a height of approximately 2.5m at the rear elevation but rises to approximately 2.75m where it meets the existing garage.

The proposed replacement rear extension would have a width and depth of approximately 5.3m and 6.9m respectively. The proposed width would be the same as the width of the (soon-to-be-demolished) existing conservatory; however, the proposed depth would result in the proposed rear extension extending beyond the rear wall by approximately 3.9m. In terms of the roof, the proposed extension would have a dual-pitched roof with a maximum height of 5m – and an eaves height of approximately 2.65m – above ground level. The proposed roof would include 4no. roof lights – 2no. roof lights on the front roof slope and 2no. roof lights on the rear roof slope – each measuring 1.2m in length and 0.8m in width.

(2) Demolition of Existing Front Porch & Construction of New Front Porch

The proposed development would include the demolition of the existing “conservatory-style”, semi-circular front porch and the construction of a replacement rectangular, enclosed front porch with a dual pitched roof.

The existing porch has a maximum width, depth, height, and eaves height of approximately 3.6m, 1.3m, 3.6m and 2.5m respectively. In terms of the proposed replacement porch, this would be slightly larger and comprise a width, depth, and height of approximately 3.1m (extending to 3.4m if the overlapping roof slope is included), 2m and 3.8m respectively. For the avoidance of doubt, the proposed dual-pitched roof would almost be in line with the top of the existing balcony adjacent to the south.

(3) Construction of Rear Veranda

The proposed development would include the construction of a rear veranda between the proposed rear extension and the southern side elevation. The proposed veranda would comprise a width, depth, maximum height, and eaves height of approximately 13m, 2.9m, 3.9m and 2.6m respectively.

7.2 Having due regard to the relevant policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character & Appearance of the Old Bedhampton Conservation Area
- (iii) Impact on Archaeology
- (iv) Impact on Neighbouring Properties
- (v) Impact on the Local Ecological Network (LEN)
- (vi) Impact on the Source Protection Zone (SPZ)

(i) Principle of Development

7.3 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character & Appearance of the Old Bedhampton Conservation Area

7.4 The site is in Character Area 1 (Historic Settlement Core) and is adjacent to Character Area 3 (Bidbury Mead) in the Old Bedhampton Conservation Area. Character Area 1 is the nucleus of the conservation area as illustrated by the 1797 map extract shown at Figure 5 in the Old Bedhampton Conservation Area Character Appraisal and Management Plan (CAMP).

7.5 The site is located between the Church of St Thomas and The Manor House which are both Grade II Listed Buildings. The latter, along with Bidbury Mead adjacent to the east, are designated as Historic Parks. The Old Bedhampton Conservation Area CAMP identifies both listed buildings as adding to the character of the conservation area through both their historic structures and larger plots. The former dates to the twelfth century and is identified as a landmark asset of architectural and historic interest, whilst the latter dates to the sixteenth century - although includes nineteenth century extensions and alterations – and comprises timber-framing, red brickwork (with flush yellow dressings, hood moulds and sashes), rendering and a tiled roof. In addition to the above, the sixteenth century boundary wall running along, and connecting, the eastern boundaries of both listed buildings is also listed and forms the eastern rear boundary wall of the application site. The wall demarcates a notional historic village edge.

7.6 The Old Bedhampton Conservation Area CAMP states that the existing buildings in the conservation area are from the seventeenth to the mid-twentieth centuries and comprise a varied palette of building materials, finishes, textures and details which contribute to the area and reflect the historical development of Bedhampton. The prevailing historic scale and mass is of two-to-three storeys and predominant building materials include grey knapped flint, blue vitrified headers, slate roofs, red multi-tone brick, and tile hanging. The existing dwellinghouse comprises the latter materials and the proposed development would comprise bricks, tiles and UPVC windows and doors to match the existing dwellinghouse. In terms of the proposed roofing for all three parts of the proposed development, the roof angles, eaves details and materials would broadly match that of the existing dwellinghouse.

- 7.7 The council's conservation team has confirmed that the proposed development would not be harmful to the significance of the adjacent listed buildings or the conservation area and would meet the tests of Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is because the proposed development would be small and subservient in scale and would be constructed in materials which would match the main property. This also meets the requirements of the Havant Borough Design Guide SPD which states that householder extensions and alterations; (1) should be smaller, modest, and subservient in comparison to the main dwellinghouse; and (2) should look to the existing dwellinghouse as the main reference point for appearance, materials, and detailing.
- 7.8 In terms of the proposed front porch, the Design Guide SPD states that new porches should enhance rather than detract or overwhelm the main elevation. It is considered that the replacement of the existing "conservatory-style" porch with the proposed enclosed porch (with a pitched roof) would enhance the main elevation of the dwellinghouse in the context of the conservation area and the adjacent listed buildings. This is because the front door would be positioned centrally within the main elevation and the proposed porch would reflect the character of the original dwellinghouse by using matching materials, whilst removing existing non-traditional and unsympathetic materials currently found on the existing porch.
- 7.9 The Old Bedhampton Conservation Area CAMP explains that the conservation area has been subject to changes – including modern joinery, UPVC windows, extensions, outbuildings and ancillary buildings, materials, hardstanding, and boundary treatments etc - which have all had an impact on the character and appearance of individual buildings, the streetscene, and the wider conservation area. The CAMP identifies that there is a potential threat to the character, historic and architectural features within the conservation area due to the use of non-traditional materials and unsympathetic additions to existing properties (both listed and unlisted). In this instance, however, it is considered that the design and appearance of the proposed development at Tall Trees would be appropriate and would conserve the heritage of Havant Borough meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) 2011 and Policy DM20 of the HBLP (Allocations Plan) 2014.

(iii) Impact on Archaeology

- 7.10 The historic settlement of Bedhampton is an area of high archaeological potential due to its long history of occupation. The site is sandwiched between the Church of St Thomas (to the south) and The Manor House (to the north) which are both listed buildings originating from the twelfth and sixteenth centuries respectively. The application site originally formed part of the grounds of The Manor and was not enclosed as a separate property until the twentieth century. As such, the site is in the Archaeological Alert Yellow Buffer as it has the potential to contain archaeological remains related to the organisation and operation of the sixteenth century grounds of The Manor House and, possibly, further archaeological remains related to the earlier use of the site in the ninth century.

- 7.11 The groundwork associated with the proposed development has the potential to negatively impact any archaeological remains which might be present. Although this is not an overriding concern, the County Archaeologist has recommended the incorporation of a suitably worded archaeological planning condition in the instance that planning permission is granted. The proposed planning condition – see Planning Condition No.4 – would secure the implementation of a submitted Written Scheme of Investigation (WSI) for archaeological monitoring (a watching brief) of groundworks associated with the proposed development.
- 7.12 The proposed planning condition has been discussed with the applicant. A weblink to the Chartered Institute for Archaeologists (CIfA) website was sent to the applicant on 25 January 2022 which lists all the registered archaeological contractors operating in the area. The applicant can use the weblink to identify and appoint an archaeological contractor to prepare the WSI, undertake the fieldwork and watching brief, and produce a final report, in order to discharge the proposed planning condition.

(iv) Impact on Neighbouring Properties

- 7.13 The Havant Borough Design Guide SPD states that rear extensions and alterations should retain an 8m and 20m separation distance from the rear boundary wall and the neighbouring property to the rear respectively. In addition, the SPD states that single-storey rear extensions should be no closer than 1 metre to neighbouring properties. In this instance, the proposed development would meet all the recommended separation distances set out above. The proposed rear extension would be approximately 1m and 21m from the northern side boundary and eastern rear boundary respectively, whilst the proposed rear veranda would be approximately 2m and 22m from the southern side boundary and eastern rear boundary respectively.
- 7.14 The Design Guide SPD also states that extensions and alterations should not have any adverse effects on neighbouring properties in terms of overshadowing, loss of light and/or loss of privacy. In addition, the SPD recommends against the installation of roof lights on front elevations. As the front elevation of the existing dwellinghouse is 11.5m beyond the rear elevation of The Manor House, and the proposed extension would be 15m away from the southern boundary with the Church of St Thomas, it is considered that the proposed development (including the proposed roof lights) would not result in the overshadowing, the loss of light, nor the loss of privacy, to the two adjacent listed buildings.
- 7.15 Consequently, it is considered that the proposed development would not appear overbearing. In addition, it would have a limited and an acceptable impact on neighbouring properties in terms of amenity and, therefore, it would meet the requirements of Policy CS16 in the HBLP (Core Strategy) 2011. It is noted that no letters of objection have been received with respect to the proposed development.

(v) Impact on the Local Ecological Network (LEN)

- 7.16 In conservation areas, all trees with a height over 1.5m and a stem/trunk diameter over 75mm are protected. Notwithstanding this fact, the proposed porch would be approximately 10m away from a Group Tree Preservation Order (TPO 0496) which comprises 4no. Common Yew (*Taxus baccata*) trees. The council's arboriculture officer has confirmed that the proposed porch should not impact on the protected trees and has raised no objection to the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Local Ecological Network (LEN) and, therefore, would not be contrary to Policy DM8 in the HBLP (Core Strategy) 2011.

(vi) Impact on the Source Protection Zone (SPZ)

- 7.17 The application site is entirely within Source Protection Zone (SPZ) 1 in the Portsmouth Water Ground Catchment. In addition, the western section of the site is in the Aquifer Protection Zone, although the proposed development itself is outside the Zone within the eastern section of the site. The Portsmouth Water Company has confirmed that it does not have any adverse comments from a groundwater quality protection perspective due to the location and small-scale nature of the proposed development in SPZ1 of the groundwater catchment. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would conserve the Old Bedhampton Conservation Area. The proposed development is, therefore, considered to be appropriate and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01314 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:

Location Plan

Block Plan

Block Plan with Trees & Parking

Drg No 0001 Rev 4: Proposed Front Elevation (see email dated 08 April 2022)

Drg No 0002 Rev 4: Proposed Rear Elevation (see email dated 08 April 2022)

Drg No 0003 Rev 4: Proposed North Elevation (see email dated 08 April 2022)

Drg No 0004 Rev 4: Proposed South Elevation (see email dated 08 April 2022)

Drg No 0005 Rev 4: Proposed Ground Floor (see email dated 08 April 2022)

Drg No 0006 Rev 4: Existing Front Elevation (see email dated 08 April 2022)

Drg No 0007 Rev 4: Existing Rear Elevation (see email dated 08 April 2022)

Drg No 0008 Rev 4: Existing South Elevation (see email dated 08 April 2022)

Drg No 0009 Rev 4: Existing North Elevation (see email dated 08 April 2022)

Drg No 0010 Rev 4: Existing Ground Floor (see email dated 08 April 2022)

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI), that includes a watching brief, which has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with any recommendations raised in the approved WSI.

Reason: The site is of archaeological significance and it is important that the opportunity should be afforded to excavate the site before development commences and having due regard to Policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.