

Heritage Team Response

Date – 16/2/2022

APP/21/01443

Site – 27 Park Way

Proposed development:

Loft conversion with part raised ridge on rear elevation

The Site

Part of the site is located in the Black Dog Conservation Area. This is the very end section of the rear garden which backs onto properties in West Street. No. 27 Park Way comprises a two-storey, mid terrace dwelling of brick and tile construction.

Legislative and Policy Context

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

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.

Local Policy

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 development proposals must conserve and enhance the historic assets of Havant.

Proposal:

Flat roof rear dormer window

Assessment:

The house subject to the application sits outside of the conservation area whilst the rear part of the garden backs onto properties in West Street which is within the conservation area. The dormer window would match with others along the terrace and would not be highly visible from the public realm of the conservation.

Overall, the proposal would meet the test of 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.

Conclusion

No objection.

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