
Site Address:	32 Manor Close, Havant, PO9 1BD		
Proposal:	Proposed single storey rear extension and loft conversion.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00335	Expiry Date:	26/05/2022
Applicant:	Mr Ritchie		
Agent:	Mr Bessant	Case Officer:	Graham Speller
	JB Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is within the St Faiths Conservation Area and is located on the western side of Manor Close, which is a pleasant private pedestrian access that serves a number of properties. Vehicle access is gained via Prince George Street which the property backs onto. It is occupied by a two storey semi detached dwellinghouse set behind timber access gates and boundary wall. It is noted that the adjoining semi detached dwellinghouse has been extended to the rear as have other properties in the vicinity.
- 1.2 The site is just outside the town centre and the surrounding area has a mixed character with commercial uses within the town centre and residential properties of varying styles and designs.

2 Planning History

02/67241/000 - Reduce the height by a third on a Lawson Cypress tree at 32 Manor Close within St Faiths Conservation Area., RNO,01/05/2002

APP/12/01030 - Fell 1No. Cupressus Leylandii within St Faiths Conservation Area., RNO,07/11/2012

3 Proposal

- 3.1 Proposed single storey rear extension and loft conversion.

4 Policy Considerations

National Planning Policy Framework 2021
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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

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 proposed extension would feature a pitched roof and be constructed of matching materials. The roof would include roof light windows and solar panels. Overall it is considered that the proposal would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion:

No objection

Councillor Imogen Payter

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

County Archaeologist

Thank you for your consultation. Although located within an historic area of the town with some archaeological potential, in light of the limited scale of the proposal I would not raise any archaeological issues.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the developments small nature and location within SPZ1C 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: 5

Number of site notices: 1

Statutory advertisement: 13/05/2022

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) Appropriateness of design and impact on the character of the conservation area
- (iii) Effect on neighbouring properties
- (iv) Highways and parking

(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 conservation area

7.3 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality or the character and appearance of the Conservation Area which would be preserved as required by S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

7.4 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) Highways and parking

7.5 Currently parking is accessed off Prince George Street and this would not change as a result of the proposed development. The two existing car park spaces will be retained in the proposed scheme and is therefore considered to comply with the parking SPD requirements given the sustainable location adjacent to Havant Town Centre.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the conservation area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00335 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:

PL.520.21.01 - LOCATION AND BLOCK PLANS

PL.520.21.03 REV A - PROPOSED FLOOR PLANS

PL.520.21.04 REV B - PROPOSED ELEVATIONS

HERITAGE DESIGN & ACCESS STATEMENT

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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.