



**ERECTION OF  
REPLACEMENT SINGLE  
STOREY EXTENSION**

26 Manor Close, Havant,  
PO9 1BD

[Design, Access and  
Planning statement  
\(Incorporating Heritage  
Statement\)](#)

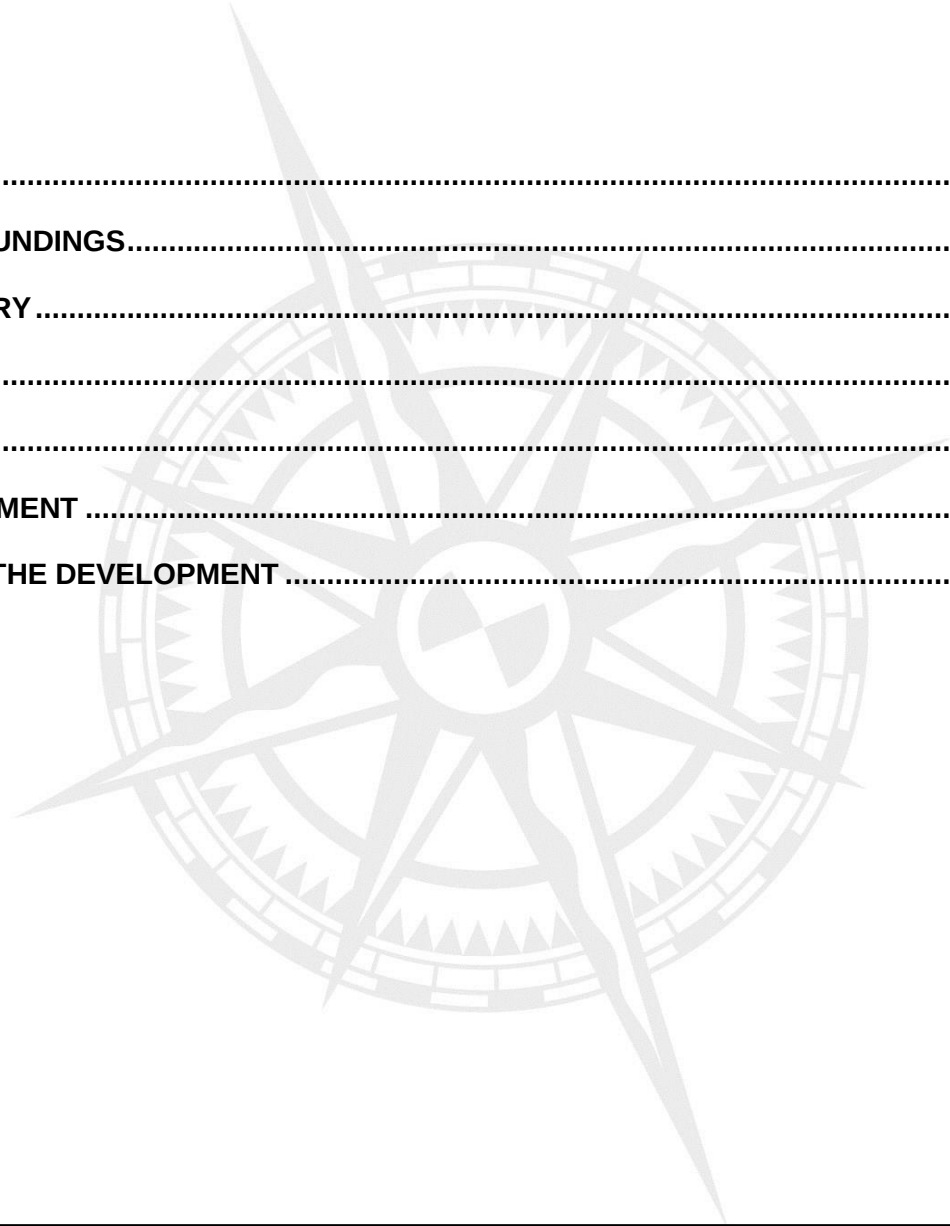
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**Contents:**

**Page**

|                                                |           |
|------------------------------------------------|-----------|
| <b>1.0 INTRODUCTION .....</b>                  | <b>3</b>  |
| <b>2.0 SITE AND SURROUNDINGS.....</b>          | <b>4</b>  |
| <b>3.0 PLANNING HISTORY .....</b>              | <b>6</b>  |
| <b>4.0 THE PROPOSAL .....</b>                  | <b>7</b>  |
| <b>5.0 POLICY .....</b>                        | <b>8</b>  |
| <b>6.0 HERITAGE STATEMENT .....</b>            | <b>14</b> |
| <b>7.0 RATIONALE FOR THE DEVELOPMENT .....</b> | <b>14</b> |



## 1.0 INTRODUCTION

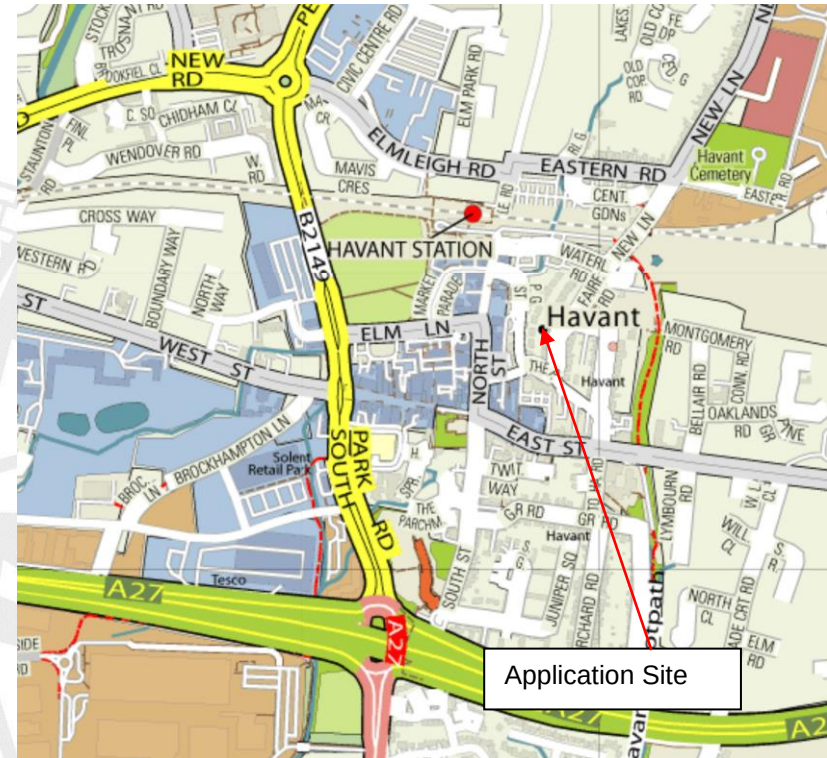
1.1 Southern Planning Practice have been instructed by Susanne Sullivan to prepare and submit a householder planning application for the erection of a replacement single storey extension at 26 Manor Way, Havant.

1.2 The application comprises the following plans:

- Existing Plans and Elevations (incorporating Site Location Plan);
- Proposed Plans and Elevations

1.3 The scheme has been devised to improve the quantity and quality of ground floor living space at 26 Manor Close.

1.4 The location of the site is shown on the map below.



## 2.0 **SITE AND SURROUNDINGS**

- 2.1 The property is situated in Manor Close on the eastern edge of Havant Town Centre.
- 2.2 Manor Close is a set piece residential development dating from the 1930's and '40s. The layout of the residential properties is unusual in that the two residential frontages face each other but are divided by a pedestrian walkway rather than a road. The gardens and the carparking face outwards to the rear. It is understood that the dwellings to the east were constructed prior to the second world war and the dwellings to the west following the second world war (including no. 26).
- 2.3 No. 26 comprises a semi-detached dwelling situated broadly halfway along the Close with its garden and car parking facing the town centre. Immediately to the north of no. 26 are a number of other residential properties on Manor Close with the residential street of Waterloo Road to the north. Fairfield Road to the east comprises a number of residential properties and Fairfield Infant School. To the south is 'The Pallant' with East Pallant Car Park beyond. To the west is Prince George Street which backs onto the Town Centre.
- 2.4 No. 26 is semi-detached dwelling of brick construction which features a hipped roof and double bay windows. The front elevation also features a lean-to porch. To the rear and side is a modest 'wrap around' extension.



Front Elevation



Rear Elevation

- 2.5 Many of dwellings within Manor Close have been extended and altered over the years. Both numbers 25 and 27 have loft conversions, number 27 includes significant dormer windows to the rear and side. No. 30 has a significant side extension and front dormer window. The extensions, modifications and embellishments to each dwelling form part of the character of the area.



Extended property – No. 30

### 3.0 **PLANNING HISTORY**

- 3.1 There is no formal planning history relating to the application property itself but there are a number applications relating to the extension and adaption of residential properties elsewhere on Manor Close. Since 2018, 7 planning applications have been granted for side or rear extensions (detailed below).

| Reference    | Address        | Description of Development                                            | Date                           | Decision |
|--------------|----------------|-----------------------------------------------------------------------|--------------------------------|----------|
| APP/21/00972 | 28 Manor Close | Single storey rear extension                                          | Submitted<br>September<br>2021 | Pending  |
| APP/19/01028 | 2 Manor Close, | First floor and two storey side extension                             | December<br>2019               | Approved |
| APP/19/00168 | 9 Manor Close  | Single storey rear extension                                          | April 2019                     | Approved |
| APP/18/00788 | 31 Manor Close | Conservatory to rear                                                  | August 2018                    | Approved |
| APP/18/00642 | 18 Manor Close | Single storey side extension                                          | August 2018                    | Approved |
| APP/18/00588 | 30 Manor Close | Single storey side extension                                          | August 2018                    | Approved |
| APP/18/00581 | 15 Manor Close | Demolish existing conservatory and erect single storey rear extension | January<br>2018                | Approved |

## 4.0 THE PROPOSAL

### Overview

- 4.1 The proposal is for the removal of the current side and rear extension and it's replacement with a larger single storey rear extension.

### Layout

- 4.2 The extension will be situated to the rear of the property, projecting 5.47m from the rear elevation and extending to 7.6m wide. The extension will overlap the rear of the building and will project approximately 1.7m from the side elevation. The ground floor of the property will be remodelled with the current kitchen being converted to a utility room and the new extension accommodating a new kitchen and a bedroom with en-suite bathroom.

### Amount

- 4.3 The Gross External Floor Area of the extension will be approximately 43 sqm, smaller than the footprint of the property which is approximately 57.5 sq.m. The height of the proposed flat roof will be approximately 2.8m.

### Design

- 4.4 A simple, clean and contemporary form is proposed comprising a rectangular flat roof extension of brick construction (with parapet) and a small roof lantern above the living room area. The rear elevation will comprise two window sets and a conventional part glazed back door. The side elevation (northern) will feature a single obscure glazed window that will serve the new bathroom. This window will face directly onto the existing 1.8m fence.

### Access

- 4.5 Pedestrian and vehicular access will not be altered by the proposals. Parking will continue to be provided to the rear of the property. A sufficient gap will be retained to the side of the new extension to allow pedestrian access between the front of the property and the rear.



3d visualisation of proposed extension

## 5.0 **POLICY**

### **National Planning Policy Framework**

- 5.1 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. The latest version was released in July 2021.

At the heart of the framework is the presumption in favour of sustainable development, for decision taking this means '*approving development proposals that accord with an up-to-date development plan without delay*' (para. 11).

- 5.2 Section 12 concerns the creation of well-designed places.

- 5.3 Para. 13 states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not

preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.4 Section 16 relates to the conservation and enhancement of the historic environment.

- 5.5 The framework requires (in determining applications), local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

### **Development Plan**

5.6 The development Plan for Havant Borough comprises:

- Havant Borough Core Strategy (March 2011), and
- Havant Borough Local Plan (Allocations) (July 2014)

5.7 With the Core Strategy, Policy CS11 (Protecting and Enhancing the Special Environment and CS16 Heritage of Havant Borough) Is permissive of new development providing that it meets a number of criteria, including, permitting development that:

‘Protects and where appropriate enhances the borough’s statutory and nonstatutory 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.’

5.8 Policy CS16 (High Quality Design) states that 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. CS16 requires all development to:

- Respond to, draw inspiration from and respect local context;
- Produce a positive relationship between buildings, street and spaces both existing and proposed;

- Contributes to the improvement of the public realm, and
- Is inclusive by considering the needs of those with disabilities.

5.9 Within the adopted Local Plan (Allocations) document Policy AL1 (Presumption in Favour of Sustainable Development) adopts a presumption in favour of sustainable development in line with the NPPF. Planning applications that accord with the policies of the local plan will be approved without delay, unless material considerations indicate otherwise’

### **Other Material Considerations**

#### **Borough Design Guide SPD (2011)**

5.10 The guidance sets out the council's design expectations with regard to new development and helps to identify and define the distinctive character and qualities of the borough. The guide addresses points relating to layout and form, massing, rhythm and patterns, key features and detailing.

#### **St Faith’s Conservation Area Appraisal and Management Plan (2007)**

5.11 The appraisal and management plan aim to:

- Identify those elements of St Faith’s which contribute to its character

- Identify elements which detract from the character
- Propose measures to maintain or improve the positive character, local distinctiveness and sense of place of St Faith's.

5.12 The document dedicates three pages to Manor Close. The houses are noted to be:

*'a very cohesive and well defined group. Within this, the pairing of houses and the gaps between pairs is an important part of the character of the conservation area. In addition, the surviving sections of wall facing Prince George's Street, The East Pallant and Fairfield Road could be said to also form a group of some importance in that they are a valuable survival of earlier development on the site and strongly define the roads and the public/private spaces for the houses.'*

5.13 More details of the Conservation Area can be found in the Heritage Statement in the next Section.

## **6.0 HERITAGE STATEMENT**

6.1 This Heritage Statement has been prepared in support of a planning application for the erection of a replacement single storey extension at 26 Manor Close, Havant.

6.2 The revised National Planning Policy Framework (NPPF) requires applicant's to describe the significance of heritage assets affected by proposals, including any contribution made to their setting. The level of detail provided should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 194).

6.3 The application site is situated within the St Faith's Conservation Area, a designated heritage asset. This statement has been prepared to meet the requirements of the NPPF.

### **Description of the setting, historical context and heritage assets**

#### **St Faith's Conservation Area**

6.4 The St Faith's Conservation Area Appraisal and Management Plan explains that Havant is focused around the crossing of two Roman roads forming four streets: West Street, North Street, East Street and South Street.

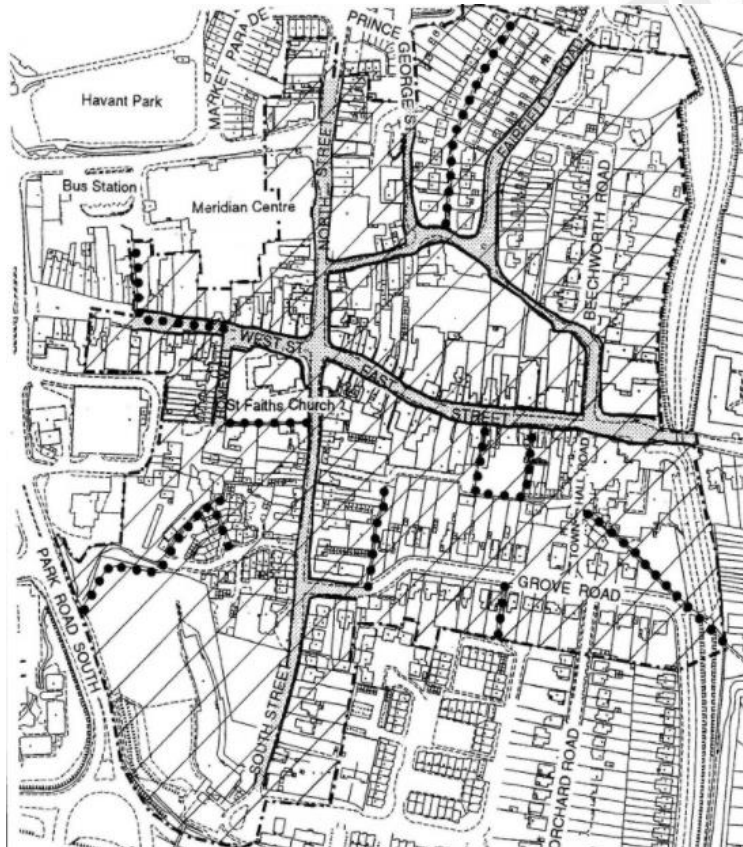
6.5 The Church of St Faith is situated at the heart of the settlement, occupying the south-west corner of the cross roads. It is probable that the church was founded at the time the manor was granted to the bishop of Winchester in the late tenth century.

6.6 St Faith's Conservation Area includes North Street, East Street, South Street, and West Street and a number of the roads that radiate from them including Fairfield Road and Manor Close.

6.7 The special characteristics of the Conservation Area can be summarised below:

- A medieval plan centred upon a crossing point of two Roman roads;
- The church to one corner of the crossing forming a physical and spiritual focal point for the settlement;
- The survival of high numbers of very fine brick Georgian houses;
- The prosperity of the nineteenth century town reflected in the architectural exuberance of the buildings of the period;
- Glimpses and incidental views of the tower of the Church of St Faith and the fleche of the United Reformed church;
- Very high quality Victorian and Edwardian suburbs which maintain much of their original architectural features and their spacious garden settings;
- A high number of mature trees within and to the edges of the conservation area often forming integral parts of the townscape;

- The survival of an industrial complex (former parchment works) and its natural spring source;
- The survival of an historic network of alleyways and lane 'Twittens';
- The presence of locally distinctive rat-trap bond boundary walls throughout the conservation area;



The original roman crossroads are seen clearly in this plan

### Manor Close

6.8 Manor Close stands on the site of a wedge-shaped parcel of land originally occupied by a property called 'The Manor House' (recorded from the mideighteenth century). The house later became a school and is named on the first edition Ordnance Survey Map Manor House Academy. It was demolished in 1937 and redeveloped to the form seen today.

6.9 The appraisal notes that:

*'All the houses form a very cohesive and well defined group. Within this, the pairing of houses and the gaps between pairs is an important part of the character of the conservation area. In addition, the surviving sections of wall [from the original estate] facing Prince George's Street, The East Pallant and Fairfield Road could be said to also form a group of some importance in that they are a valuable survival of earlier development on the site and strongly define the roads and the public/private spaces for the houses.'*

6.10 The earlier houses to the east of the central path have a higher level of detailing with tile creasing forming bracketed verges and window surrounds. These houses feature handmade bricks whilst the later houses to the west feature wire cut bricks.



The earlier houses opposite no. 26 feature a higher level of detailing

### Designated Heritage Assets

- 6.11 The Conservation Area itself is a designated heritage asset. The nearest Listed Buildings to the application site are No.s 1,2 and 4 Prince George's Street (to the south west) and St Faith's Hall to the South.

### Assessment of Impact

- 6.12 Whilst it is an attractive and well-proportioned dwelling, no. 26 has limited heritage value in itself. Its value is derived from its group value and the contribution that it makes to the set piece development at Manor Close. The houses at Manor Close despite incremental

additions and extensions still *'form a very cohesive and well defined group'* and an attractive enclosed community.

- 6.13 The proposed rear extension will not have any adverse impact upon the cohesiveness of group and the contribution that Manor Close makes to the Conservation Area as a whole. The rear extension will only overlap the side of the dwelling by approximately 1.7m; meaning that only fleeting, glimpsed views will be achievable from public vantage points. It will not impact adversely upon the pairing of the houses or the gaps between them.

- 6.14 Overall it is considered that the proposed extension will have a negligible impact upon Manor Close and the Conservation Area as a whole. It is considered that consent should not be withheld for heritage reasons.

## **7.0 RATIONALE FOR THE DEVELOPMENT**

- 7.1 No. 26 Manor Way is situated within a sustainable location close to Havant Town Centre where the presumption in favour of sustainable development and Policy AL1 applies.
- 7.2 The scheme is minor in scale, it simply proposes demolishing an existing rear extension and replacing it with a new, larger one. The floor area of the proposed extension will remain smaller than that of the existing ground floor footprint of the house, and the depth of the extension will occupy less than half of the depth of the garden, ensuring that a useful area of private amenity spaces remains and that the extension remains subservient to the existing house and garden.
- 7.3 The proposal is entirely for ground floor development which will not give rise to any overlooking. The single window on the side elevation will be obscure glazed and will be situated immediately adjacent to an existing fence. As such the proposal will not give rise to any amenity concerns.
- 7.4 This statement includes a Heritage Statement which concludes that the proposed development will have only a negligible impact upon Manor Close and the wider Conservation Areas due to the proposed extension being visually separated from the frontage and its associated pedestrianised environment.

- 7.5 The proposal complies with local and national planning policy. The scheme will provide much needed extended and improved living accommodation but without having impact on the amenities of other residents or the value of the Conservation Area.