

Consultee Comments for Planning Application APP/16/00473

Application Summary

Application Number: APP/16/00473

Address: 11 Lower Road, Havant, PO9 3LH

Proposal: Demolition of existing 4 bed detached house and construction of new 4 bed detached house.

Case Officer: Heather Lealan

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

Site

11 Lower Road is lies within the Bedhampton Conservation Area. The general character of the built environment within the Conservation Area is of detached properties set within substantial landscaped gardens. 11 Lower Road reflects this character as a detached house set in a good sized plot.

The house at present was constructed in 1958and has a number of later extensions which confuse it appearance. It is my opinion that the existing dwelling is of no particular architectural merit, which I would describe as having a neutral impact on the character of the area. The dwellings demolition is therefore not contested. The site affords an opportunity to provide a development that knits into the local landscape.

Due to the location of the building, an empty site would not preserve the character of the Conservation Area. Therefore an acceptable scheme that enhances the character of the area is necessary for any redevelopment that involves the demolition of the existing building.

Policy Context

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 NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. It also goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Paragraph 133 provides guidance in relation to development proposals that cause 'substantial harm'. While, paragraph 134 of the National Planning Policy states that where a development will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Paragraph 64 (Section 7 Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Impact on Conservation Area and setting of the Elms

It is my opinion that the proposed replacement dwelling would still allow for good appreciation of the site and would not be out of keeping with the prevailing residential pattern and spatial quality of the area.

Based on the elevations provided, I am satisfied that the building is of an appropriate scale and mass. In terms of design I feel the proposed dwelling should be commended. Whilst the dwelling takes a modern form it is clear the design has been inspired by the local context. The general appearance would therefore not look out of keeping in the conservation area. The car parking arrangement also appears appropriate for this location and does not overly dominate the site. Of particular importance is the retention of the existing screening/hedging to the front boundary which is to be encouraged.

It should also be noted that the scheme is located a sufficient distance from The Elms (Grade II* listed) to not cause any harm to its setting. The screening of the site also ensures and views of the

proposal will be minimal.

Conclusion

The scheme will therefore not adversely harm the character of the conservation area or the setting of the nearby grade II* listed building.

The detailing and quality of materials will be critical to successful execution of this scheme and therefore conditions have been requested as outlined below.

CONDITIONS

1. Sample materials to be submitted prior to development
2. Window details 1:5 & 1:20 to be submitted prior to development
3. Permitted development rights removed.