
Site Address:	28 Manor Close, Havant, PO9 1BD		
Proposal:	Single storey rear extension.		
Application No:	APP/21/00972	Expiry Date:	10/11/2021
Applicant:	Mr and Mrs Walker		
Agent:	Mrs Jennie Fox	Case Officer:	Julie Terzoudis
	Critchley Architecture and Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to one half of a pair of two-storey semi-detached dwellings located at 28 Manor Close, within the neighbourhood of Havant.
- 1.2 Although the dwelling is not heritage listed, it does fall within the St Faith's historic Conservation Area. Properties within the street feature replica pairs of semi-detached dwellings with pitched roofs and bay windows, which replaced the original Manor House in the 1940's.

2 Planning History

01/66066/000 - Crown reduce by 30% a Pittosporum Tenuifolium tree at rear of 28 Manor Close - RNO 17/04/2001
06/66066/001 - Notification of intention to fell a Cherry tree within St Faiths Conservation Area - RNO 31/01/2007
APP/16/01285 Fell 1 No. Apple and 1No. Pear tree. Both trees within conservation area of St Faiths - RNO 06/01/2017

3 Proposal

- 3.1 The application proposes a single-storey flat roof rear extension on the western elevation, which would extend out to a depth of 3.7m, with a width of 6.0 and a flat roof height of 2.6m.
- 3.2 The single-storey extension would be finished in render/stonepaint and plain clay roof tiles to match the existing, with torch-on three-layer mineral felt roofing and UPVc windows.

4 Policy Considerations

National Planning Policy Framework 2021
National Planning Practice 2016
Planning (Listed Buildings and Conservation Areas) Act 1990
Havant Borough Council Borough Design Guide SPD December 2011

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)

Submission Version Havant Local Plan

E1* (High quality design)

St Faith's Appraisal and Management Plan

Listed Building Grade: The subject dwelling is not listed

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

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 flat roof design is not wholly in keeping with the traditional character of the main property however, the extension is subservient and would not be highly visible from the public realm within its context. 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

In view of the small scale of the proposal I would not raise any archaeological issues.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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/impact on character of St. Faiths Conservation Area
- (iii) Effect on neighbouring properties

(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/impact on character of St. Faiths Conservation Area

7.3 The dwelling itself is un-listed but the site falls within the St. Faith's historic Conservation Area where it is desirable to preserve and enhance the special architectural, historic interest, and appearance and character of the area.

7.4 The application was referred to Council's Conservation Officer for review as part of the assessment. Comments provided by the Officer highlighted that the flat-roofed design would not wholly align with the existing traditional character of the property. However, the extension would remain subservient to the host dwelling and would not be highly visible from the public realm.

7.5 The sections of the original boundary wall of the Manor House would also not be impacted by the proposed development, and the character spacing between dwellings, part of the historic character of the area, would be maintained. Therefore, it is considered that the proposed development would preserve the special character of the area, and no objections or concerns would be raised.

7.6 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 Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The proposed single-storey extension would run the entire width of the dwelling and abut the shared boundary to the south of the site. However, the single-storey extension would reach a maximum roof height of 2.6m and would therefore not be considered to result in any overshadowing or overbearing impacts for the neighbouring occupiers at No. 29.

7.8 Consequently, 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.

8 Conclusion

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

- 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:

Heritage Report

Location and Block Plan Drw. No. 21073-101

Existing Floor Plans Drw. No. 21073-201

Existing Elevations Plans Drw. No. 21073-301

Proposed Floor Plans Drw. No. 21073-402

Proposed Elevations Plans Drw. No. 21073-502

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.