
Site Address: 1 Church Orchard, St Peters Road, Hayling Island, PO11
ORT
Proposal: Single storey rear extension.
Application No: APP/21/00970 Expiry Date: 29/11/2021
Applicant: Mr J O'Flaherty
Agent: Case Officer: Graham Speller
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site comprises an extended semi detached dwellinghouse set back from St Peters Road in a backland setting.
- 1.2 The site is within St Peters Conservation Area and immediately to the north is St Peters Church, a Grade I Listed Building.
- 1.3 The surrounding areas comprises a small cluster of dwellinghouses of varying styles and design surrounded by open countryside.
- 1.4 Further towards the east is the Chichester Harbour estuary.

2 Planning History

04/70065/000 - Two storey side extension and garage., PERM,24/01/2005
05/70065/001 - Installation of roof light into two storey extension permitted by Planning Permission 04/70065/000., PERM,07/03/2006

3 Proposal

- 3.1 Single storey rear extension. The extension would project 3m to the rear.

4 Policy Considerations

National Planning Policy Framework 2021
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

DM20 (Historic Assets)
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)

E13 (Historic environment and heritage asset)

Listed Building Grade: Not applicable. (but adjacent to Grade I St Peters Church)

Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer

The Site

The application site is located on St Peter's Road, in the Northney Conservation Area. It comprises a two-storey, semi-detached property which is accessed along a private driveway from St Peter's Road. To the north east of the property is St Peter's Church, which is a Grade I listed building and shares a boundary with the application site. The house has already been extended on the side closest to the church, with a two-storey side extension.

Legislative and Policy Context

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

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 revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Historic England Advice

In addition to the advice laid out in the NPPF, Historic England has published planning advice in the form of Good Practice Advice Notes (GPA's) and Historic England Advice Notes (HEANs). Most relevant to this application will be GPA2 – Managing Significance in Decision Taking in the Historic Environment.

GPA2 states at paragraph 4 - 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'. It also advises that an assessment of significance is required as part of the application process including the understanding of the nature of the significance, the extent of that significance and level of significance. Paragraph 11 states 'to accord with the NPPF, the application will need to undertake an assessment of significance to inform the application process an extent necessary to understand the potential impact (positive or negative) of the proposal and the level of thoroughness proportionate to the relative importance of the asset whose fabric or setting affected'.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 CS16 (High Quality Design) (1a) of the Core Strategy 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. 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 planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to existing Policy CS11, but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.

Proposal:

The proposal is for a single storey rear extension. This would be a flat roof design with a wide of 9m and a depth of 3m.

Assessment:

The application includes a Heritage Statement which sets out the impact of the proposed extension. It does not set out the significance of the adjacent heritage asset. Grade 1 buildings are of exceptional national, architectural or historical importance. The listing description of St Peter's Church states

'Parish church. Transitional and Early English, and C19. Nave of 4 bays with north and south aisles, north transept at the eastern nave bay, small chancel, timber- framed bell turret above the east bay of the nave, north and south porches. Prominent tile roofing, the bell turret having shingled sides and broach spire.

Walls of flint and stone rubble, with stone dressings; old diagonal buttresses to the chancel, C19 buttresses at the other corners and between the east windows. The chancel windows are lancets (triple at the east end), and there are tall lancets to the transept and the ends of the aisles, small Victorian lancets at the sides of the aisles, and a Perpendicular window above the Perpendicular west door.

There are north (C15) and south porches, with open timber frames on stone base walls. The interior is original, with pointed nave arches on simple cylindrical columns (most with cushion caps and square bases), the chancel arch rests on ½ round attached columns with moulded caps. Stone tub font, with pyramid 8 panelled wooden cover, Jacobean rails, 2 old benches, and 2 oval wall monuments (of 1780 and 1829)'.

The setting of the church comprises the large graveyard to the west which is marked by a defined hedgerow. The boundary with the application site comprises a more mature hedgerow which limits the intervisibility between the property and the churchyard. Views of the church itself are limited from within the garden of the application site.

The property has already been substantially extended towards the Church. The proposed extension would be a far more subservient structure than the previous extension and would not extend past its northern elevation. It would sit to the rear of the dwelling and would feature a flat roof. Whilst this is not within the more traditional form of the main house, it would limit its visibility when viewed from within the churchyard, due to a reduced height when compared to a pitched roof.

Overall it is considered that the proposed extension would not result in any greater harm to the adjacent heritage asset than the existing extension currently does and for this reason, no objection is raised.

Conclusion – No objection

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

No comments received.

County Archaeologist

Although located within the historic core of the village, 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: 3

Number of site notices: At least one site notice exists

Statutory advertisement: 08/10/2021

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 and adjacent Grade I Listed Building (St Peters Church)
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the historic core of the village comprising a relatively small cluster of dwellinghouses; 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 and adjacent Grade I Listed Building (St Peters Church)

7.3 The conservation officer comments are noted above and for brevity will not be repeated in this paragraph. Overall, the conservation officer considers that the proposed extension would not result in any greater harm to the adjacent heritage asset than the existing extension currently does and for this reason, no objection is raised.

7.4 It is also considered that there would be no adverse impact on the conservation area as a result of the development.

7.5 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). 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

- 7.6 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, 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, the character of the conservation area and the setting of the adjacent listed building 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/21/00970 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:

LOCATION PLAN

BLOCK PLAN

2 - PROPOSED BLOCK AND ELEVATIONS PLANS

3 - PROPOSED FLOOR PLAN

5 - PROPOSED SOUTH ELEVATION

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.