

Consultee Comments for Planning Application APP/16/01078

Application Summary

Application Number: APP/16/01078

Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Listed Building Consent for residential development to provide 10 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

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On Behalf Of: Conservation Officer

Comments

House & Outbuildings

Eastleigh House (grade II) sits on the edge of the built settlement. It is located in a substantial plot which was once part of a much larger farmstead

Proposed Extension

The existing single-storey service building and associated enclosing walls make a positive contribution. In considering their loss and replacement it is necessary to take a broader view of the new context for the listed building assuming development to the north. At the present time the service yard is very much the back end of the building. This is less apparent in the current scenario where the property sits in a mature landscape setting. In developing the land to the north this elevation of the building will become more exposed. I feel there is considerable merit in redeveloping to provide an additional unit of accommodation to provide a more active frontage. The scale and mass of the extension when read as part of the fuller composition is acceptable. It should be noted that the extension has reduced in scale from the previous approval. The materials and detailing will be crucial. Subject to high quality detailing I feel the intended overall design can be supported.

Proposed development within the grounds

The area of land where development is likely to have the least impact on the setting of the listed building is that to the north. While I have reservations about the amount of new development, the proposed location is basically correct in terms of limiting harm.

In the previously approved application there was a conscious attempt to make a courtyard development. This was because developing the land to the north gave greater presence to the rear of the listed building than was ever intended. The configuration of the new housing into a more formal courtyard arrangement and orientation helped address this and was a positive aspect of the scheme. The new scheme changes this formal approach for a looser cul-de-sac layout of detached dwellings. The new scheme also extends the development to the east into what was amenity land.

However, the scheme has positives in that the overall number of units is to be reduced to 10 and continues to ensure there is sufficient space between the listed building and the development. The properties also appear to be nicely detailed in the impressions given and car parking has reduced.

In regards of the previously approved scheme and on balance the development appears to be appropriated in this context. However, I would recommend the following alterations are made:

- I would prefer if the dwelling in plot ten was brought closer into the development leaving more of the eastern side as a landscaped garden
- Enhanced and greener landscaping to properties that front onto the listed building that will visually soften the appearance.