
Site Address:	Northwood Farmhouse, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	First floor rear/side extension.		
Application No:	APP/16/00638	Expiry Date:	16/08/2016
Applicant:	Mr & Mrs Repton		
Agent:	Miss Brown	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Northwood Farmhouse is a substantial Georgian style two storey dwelling located within the Rural area, at the eastern end of Northwood Lane. It has cream render elevations with original wooden sash windows beneath a slate roof with brick chimney. At the eastern end is a single storey side extension which is linked flint outbuilding to the east elevation and a lean-to style conservatory to the south elevation. The curtilage extends to the south and west, with a gravel driveway to the east and north. The site is relatively level, but there is a slight slope, sufficient for the single storey eastern end of the dwelling to be set at a slightly lower level. The flint store extends to the east and beyond the application site into the adjacent farm complex with some of the outbuildings having lean-to roofs onto the east elevation of the application dwelling.

The property is on the Local List of Buildings of Interest, being an 18th Century farmhouse. The stone plaque on the building states 1862. There are currently builders on site renovating the house.

2 Planning History

01/54468/000 - Single storey rear extension to kitchen/dining to link with small barn and associated alterations including new roofs to link to existing farm out buildings., PERM,02/01/2002

3 Proposal

It is proposed to add a first floor extension above the existing single storey side/rear extension. This would measure 5.2m wide by 10m deep and utilise a full hipped roof. Amended plans have been submitted specifying the use of conservation rooflights and re-aligning better proportioned windows in the north and south elevations.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Borough Design Guide SPD 2011

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control - No Objection subject to conditions

Northwood Farmhouse is not listed but has been identified as a building of Local Interest and as such is a local designation. The property is a 18th Century farmhouse. The property is not in a Conservation Area.

The proposal is for a first floor extension over the eastern end of the property. The northern half of the extension ground floor is original to the building whilst the proportion forming the south elevation is a modern extension.

The proposal is to finish the extension in a painted render to match the existing. The windows on the extension south elevation match the proportions of the existing sash windows on the original part of the house. The roof light above the master bedroom is out of keeping and I would suggest that I might be better placed on the other side of the ridge in the valley. This would provide light further into the room. There are no changes to the ground floor windows or doors on any elevation.

The existing window aperture on the eastern elevation is utilised to create access to the new first floor space. This provides the least amount of disturbance to the historic part of the building. There will be the loss of the original chimney stack to the ground floor and the removal of a metal flue. The flue is very incongruous and its removal will be an improvement. The roof light on the eastern roof slope looks a bit out of keeping and perhaps would be more appropriate to be on the valley side of the roof or possibly a conservation roof light flush to the roof.

The north face of the extension again has multi paned windows that reflect the age of the original core of the property. The spacing of the windows in the property generally is uneven and therefore the closeness of the proposed windows to the en-suite and dressing room is not too concerning.

I understand that the windows across the whole property are going to be replaced with Slimline double glazing in timber frames to match the glazing in the dining room. This is considered an appropriate alternative to single glazing and I welcome the retention of timber frames. I would consider a true glazing bar appropriate and sympathetic to the property. The roof line is subservient to the existing roof allowing the building evolution to be read.

Conditions:

Glazing details to be submitted

Material samples to be submitted

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Design and Impact upon amenity

(i) Principle of development

The application site is located beyond any settlement policy boundary and therefore within the rural area. As an extension to an existing dwelling there are no objections in principle and the application is subject to the usual development control criteria.

(ii) Design and Impact upon amenity

As a building of Local Interest and as such a local designation, it is important that the design and detail are appropriate to the original host dwelling. As a result of the Conservation Officers comments the rooflights have not been re-sited to the valley but Conservation-style rooflights are proposed in the amended plan. The position and size of the windows have also been amended to be better proportioned and not dominate the elevations. The roofline is stepped down from the original so the proposal is appropriately subservient in accordance with the Borough Design Guide SPD. The original chimney on the single storey addition would be lost, but so too would the metal flue - on balance the Conservation Officer considers this to be a visual improvement. The windows are to be timber framed and to ensure true glazing bars to match the original sash windows it is suggested that this detail be conditioned.

Because the property is remotely sited with no immediate neighbours, there will be no detrimental affect on any residential amenity. The site directly to the east (The Dairy) is currently undergoing a conversion to 2 residential dwellings by virtue of APP/16/00338 as a Prior Notification. The proposed eastern end elevation facing this site is blank except for one rooflight, so there would be no overlooking or loss of amenity issues to future occupiers.

8 **Conclusion**

The proposed first floor side extension is considered of appropriate scale and form to the original host dwelling and the amended fenestration details an improvement. Accordingly the proposal is considered compliant with policy CS16 and DM20.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00638

(A)

(B) 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 Notwithstanding any description of materials in the application, no above ground construction works shall take place until detailed elevational and sectional drawings of the windows at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Only the details so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the use of true glazing bars for the satisfactory visual appearance of the development having due regard to policies CS16 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.