

Recommendation: **GRANT PERMISSION**

APP/16/00490 - Single storey rear extension at 20 Queen Street following demolition of single storey dwelling at 22 Queen Street (Approved 01/07/2016). Request to

Discharge Conditions 2, 3 & 4 (04/01/2019)., PERM,01/07/2016

APP/21/00409 - Listed Building Consent for replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed., Current Associated Application

3 Proposal

Replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Proposal - Replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed.

The application site is a semi-detached, Grade II listed residential property located in the Emsworth Conservation Area. No. 20 has an impressive traditional frontage which makes a strong contribution to the significance of the conservation area.

At present there is an arrangement of landscaping beds to the front of the building which partially obscure the view of the front from longer views along Queen Street. The existing arrangement is not original and not particularly sympathetic to the historic character of the house. Just outside the site line there is a raised planting bed which has

been restored by the local community (owned by Hampshire County Council) including attractive brickwork with some flint detailing.

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.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy

Policy CP16 (1a) of the Core Strategy

Policy DM20 of the Allocations Plan

Assessment

The proposal comprises a scheme which redesigns the landscaping arrangement to the front of the building. It removes the isolated, disconnected planting beds and visible bin store and creates a more cohesive and legible frontage to the building, whilst providing a more appropriate solution for bin storage. One strong positive element of this proposal is that the frontage of this very attractive listed building will be more visible within the streetscene, whilst being framed with the new landscaping design. This will enhance the overall visual amenity of the conservation area and the setting of the listed building, which forms part of its significance.

The proposed new materials (railings and bricks) will match closely with the existing iron railings and heritage bricks.

Overall the proposal will meet the tests of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Conclusion – No Objection

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Hampshire Highways

The only change to the current layout in highway terms relates to the provision of double gates across the existing parking space. Drawing number 20186-02 demonstrates that the gates will open internally to the site which is considered acceptable. The gates must not open onto the public highway and the Highway Authority should be informed if this were to be the applicant's intention. Based on the information provided, the Highway Authority raise no objection to the proposed development.

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: 10

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Supports the application	Noted

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 Listed Building and Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Highways

- (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. The site is also within the curtilage a Listed Building and within Emsworth Conservation Area and as a result there are detailed considerations in terms of the impacts on these designations considered below.

- (ii) Appropriateness of design and impact on Listed Building and Conservation Area

7.3 The proposed development would involve the replacement of existing landscaping at

the front of the dwelling and minor landscaping within the garden. The existing landscaping is positioned on the boundary between the site and the public pavement. There is currently a brick planter in front of the property with mature trees and some plants/flowers. The proposed development would include a designated parking space and bin store. There would be a low brick wall as a base for black heritage railings. There would also be a proposed double gate to the front. Within the rear garden there would be landscaping in place of the existing shed.

- 7.4 The proposed walls would have reclaimed bricks to match the existing property. The railings would have black steel to match the existing.
- 7.5 The proposed works is considered to allow for the dwelling to reconnect with Queen Street. Furthermore, due to the materials used it is considered to contribute positively to the Listed Building and Conservation Area. The Council's Conservation Officer was consulted on this application and stated the proposed works would enhance the overall visual amenity of the conservation area and the setting of the listed building, which forms part of its significance. The development is therefore considered to preserve the building and its setting as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development would also preserve/enhance the character of the Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.6 Consequently, it is considered that the proposal would preserve the Conservation Area and would not impact on the listed buildings in the locality, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations), and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.8 The proposed development is considered not to have a negative impact on neighbouring properties.
- 7.9 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.

(iv) Highways

- 7.10 Hampshire Highways commented on the application and raised no objection as long as the gates do not open onto the public highway. This has been confirmed by the applicant's agent that the gates would not open onto the public highway.

8 Conclusion

- 8.1 Overall the proposal would conserve the character and setting of the listed building and the wider conservation area. Furthermore 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00408

- 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:

Proposed Plans Drawing No. 20186-02 Rev 2
Proposed Elevations Drawing No. 20186-03 Rev 1
Design, Access and Heritage Statement March 2021

Reason: - To ensure provision of a satisfactory development.