

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)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Principal Conservation Officer

No Objection.

20 Queen Street is Grade II listed and is located within the Emsworth Conservation Area. 22 Queen Street is not listed but is also located within the Conservation Area. It is also physically attached to 20 Queen Street.

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.

Based on what I have observed and subject to the findings from more detailed research into the buildings history, I consider 22 Queen Street to have limited architectural/historic significance. Internally, the spaces are very plain and as such its demolition is not contested.

The design, scale and form of the extension is appropriate to the character of this historic dwelling and the surrounding area. Its height in particular retains a respectful subservience to the main house. I feel glazing the garden gable will produce a light and airy kitchen/dining and living space.

Internally I am largely content with layout. However, as a small amendment to the scheme I would like to see the opening created to the drying/utility room removed. Access to this room could be made from the hallway and therefore further historic fabric would not be lost. To note in pre application advice it was stated that:

'I do not foresee a issue in making a single doorway connection between the principal dwelling and the outbuilding/replacement addition given the previous existence of such an opening.'

Subject to the amendment requested I would have no objection to the scheme.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Guttering and downpipe details

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: 16

Number of site notices: 1.

Statutory advertisement: 20/05/2016

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
- (iii) Effect on the Conservation Area
- (iv) 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 subject to development control criteria.

- (ii) Appropriateness of design

- 7.3 The proposal is for the construction of a single storey rear extension to number 20 Queen Street, following the demolition of the existing single storey dwelling at 22 Queen Street. Part of the extension would be visible from the public realm, although the site benefits from good screening. Amended plans were received on 24 June to reflect the revised internal layout as requested by the Principal Conservation Officer and further comments confirmed the design, scale and form of the extension is appropriate to the character of the historic dwelling and the surrounding area, with the height of the extension retaining a respectful subservience to the main house. The existing rear amenity space would be retained. It is therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy). Conditions are recommended for the submission of samples and details of the windows, doors, guttering and downpipes.

- 7.4 The impact on the historical character of the building is fully assessed in the listed building application (APP/16/00491). In the assessment it is concluded that subject to

conditions imposed on the Listed Building Consent the impact of the development on the character and appearance of the Listed Building would be appropriate.

(iii) Effect on the Conservation Area

- 7.5 The property is a Grade II listed building in Emsworth Conservation Area. The Council's Conservation Consultant has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would not have an adverse impact on its character. It would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.6 The proposal would cover a slightly larger footprint to the east than the existing dwelling which is to be demolished, retaining a minimum distance of approximately 1 metre to the eastern boundary. Whilst the design includes a generous amount of glazing, a degree of overlooking already exists to the property at number 1 Frankland Terrace. It is considered the current level of overlooking from the existing separate dwelling is more perceptible than the proposal which is to be included within the property at number 20, and there is also a level of screening to the neighbouring property.
- 7.7 The roof is of a modest height and hips away from the properties to the east and north with a wall of approximately 6 metres in height to the east. The properties to the rear are in excess of 15 metres away.
- 7.8 It is considered the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking. It is judged the scheme would have a negligible impact on the properties adjacent to or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00490 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning

(Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

1:20 and 1:50 elevations and floor plan; including the method of fixing, the materials used, method of opening and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the guttering and downpipes have been submitted to, and approved in writing by the local planning authority. All rainwater goods shall be of cast iron or die cast aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority. The details to comprise:-

1:20 and 1:50 elevations; including the method of fixing. The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 2306 01	Location plan
Drg No. 2306 02 A	Existing and proposed floor and roof plans
Drg No. 2306 03 A	Existing and proposed elevations and section plan
Drg No. 2306 04	Existing block plan
Drg No. 2306 05	Proposed block plan
Drg No. 2306 06	Proposed block plan

Photo Record dated April 2016
Heritage and Design and Access Statement dated April 2016

Reason: - To ensure provision of a satisfactory development.