

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed Building Consent for a single storey rear extension (infill) ; the addition of 2No. rooflights; an extended dormer window to the rear and internal and

external alterations.

4 Policy Considerations

National Planning Policy Framework

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)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Conservation Officer, Development Control

No objection

15 Queen Street is Grade II listed and dates to the mid 18th century. It is constructed of blue header brickwork with red flush dressings and a plain clay tiled roof. The property is also located within the Emsworth Conservation Area.
The main proposals are:

Ground Floor

Building an extension in the existing courtyard to create an open plan living/dining area which the clients can use to entertain guests.
Addition of two conservation roof lights over the existing kitchen.
Removal of existing WC.

First Floor

Extending and converting the existing WC into a bathroom.

Second Floor

Raising the ceiling.
Extending the dormer window to rear.
The removal/relocation of the existing cupboard in the second bedroom and the incorporation of an en-suite (WC and shower).

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 proposed single storey extension and porch is to be located on the southern rear elevation of the Grade II listed dwelling. Its design, scale and form is appropriate to the character of this historic dwelling and the surrounding area. The proposed extension in particular will show the distinct phases of development of the building whilst also ensuring a traditional appearance that is in keeping.

Internally the changes necessary to allow for the extension are appropriate and would not adversely harm the historic fabric or the character of the dwelling. The dormer is to be located to the rear of the dwelling. The existing dormer window in the south facing bedroom will be doubled in size and will match other examples of this type of dormer that currently exist on neighbouring properties. The timber structure that currently supports the roof is also to be maintained as part of the proposals.

The extension, dormer window and internal alterations are therefore considered appropriate as they will not adversely affect the architectural or historic interest of the building or the character of the conservation area.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Rooflight details 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: 6

Number of site notices: One

Statutory advertisement: 22/07/2016

Number of representations received: 0

Summary: No representations received

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) Appropriateness of design
- (ii) Effect on character of the listed building and Emsworth Conservation Area

(i) Appropriateness of design

The proposal is for the construction of a single storey rear extension to infill the existing courtyard area, the addition of 2 rooflights within the existing rear extension, an extended dormer window to the rear and internal and external alterations to the dwelling.

Comments received from the Principal Conservation Officer has verified that the design, scale and form of the proposed single storey infill extension is appropriate to the character of the historic dwelling and the surrounding area. It is considered that the proposed extension in particular will demonstrate the distinct phases of development within the building whilst also ensuring that a traditional appearance is maintained. The internal changes proposed are also considered to be appropriate and would not adversely harm the character of the listed building.

The proposed extended dormer to the rear and the addition of 2 rooflights within the existing rear extension will replicate the other examples that currently exist in the neighbourhood (17 Queen Street). The proposal is therefore considered to be acceptable, meeting the requirements of both CS11 and CS16 of the Havant Borough Council Core Strategy, 2011.

Conditions have been recommended for the submission of samples and details for the windows, doors and rooflights proposed.

(ii) Effect on character of the listed building and Emsworth Conservation Area

The Councils Conservation Consultant has provided comments and is of the opinion that the proposed works are considered to be appropriate and are unlikely to affect the architectural or historic interest of the building or impact upon the character of the Conservation Area. A heritage statement has been submitted as part of the application with covers the requirements of Policy DM20 of the Havant Borough Local Plan (Allocations).

8 Conclusion

The proposed development is not considered to result in any harm to the character and appearance of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for listed building consent, subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00717 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 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 roof lights have been submitted to, and approved 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:

Location plan (Drawing No: 16017-01) received 11th July 2016

Block plan (Drawing No: 16017-01) received 11th July 2016

Existing floor plans and elevations (Drawing No: 16017-01) received 11th July 2016

Proposed floor plans and elevations (Drawing No: 16017-02)- received 11th July 2016

Heritage Statement- received 11th July 2016

Design and access statement- received 11th July 2016

Reason: - To ensure provision of a satisfactory development.

