
Site Address:	Eastleigh House, Bartons Road, Havant, PO9 5NA		
Proposal:	LBC for the Conversion of Eastleigh House from a single dwellinghouse to B1 offices and two dwellinghouse along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas.		
Application No:	APP/15/01104	Expiry Date:	23/12/2015
Applicant:	Mr Edwards	Team:	Team 1
	Mildren Homes Limited		
Agent:	Mr Goodall	Case Officer:	Rachael McMurray
	Advoco Planning Limited		
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is located on the south side of Barton's Road in Havant. Eastleigh House is a residential, Grade II listed building, currently a residential property, which forms part of a small cluster of properties, broadly comprising large houses within generous plots. On the north side of Barton's Road are smaller dwellings, a builders yard and a crematorium. To the west of the application site is the Wyevale Garden Centre with a large car park attached. This is separated from the site by a footpath / cycle track which extends along the western boundary of the site. This leads to a large open field to the south of the site which is currently allocated for housing and subject to outline planning application reference APP/15/01435.

Eastleigh House sits towards the south of the site and is accessed by a driveway which extends along the western boundary and swings round to the south/front elevation where the main entrance is located. The application site includes a large number of mature trees on all boundaries apart from the south which has open views over the field behind. To the east of the house is an open lawn area with a sunken lawn and this is enclosed by a low garden wall. There is a fairly recent single storey extension to the east elevation. To the rear of the building is an enclosed garden and outbuildings. To the north of this garden the site contains some further disused outbuildings and swimming pool.

2 Planning History

02/57258/005 - Erection of 1.8m high close boarded timber fence and gate along northern boundary fronting Bartons Road., PERM,25/03/2002

99/57258/003 - Single storey side extension to east elevation (revised application), PERM,27/05/1999

99/57258/004 - Listed Building Application for internal alterations, demolition of outbuilding and erection of single storey side extension to east elevation (revised application), PERM,27/05/1999

APP/15/01103 - Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas. Decision pending.

3 Proposal

The application is for the conversion of Eastleigh House from a single dwelling to an office use (Class B1) and two dwellings. It also includes the erection of a two-storey rear extension to form a further dwelling and the construction of 10no. two-storey, dwellings comprising three terrace rows located to the north of Eastleigh House, including landscaping, parking and turning areas. The mix of housing comprises 1x 1bed unit, 2x 2bed unit and 10x 3bed units.

The office use would occupy the main part of the listed building whilst the residential conversions would occupy the rear part of the building with the new extension attached to part of the rear elevation. The existing setting of Eastleigh House including the access driveway, open space to the west and south of the house would be retained. The sunken area of garden to the east would be partially built over to provide a parking area. The existing low level garden walls would be retained. Minimal changes to the existing facades of the listed building are proposed other than those included with the conversions and extensions. Original windows are to be retained. This approach is the same for the internal structure, where possible existing fireplaces and historic features are to be retained.

The area to the north of the house which currently comprises some discussed outbuildings, a swimming pool and dense vegetation, is where the three terraces, arranged in a horseshoe formation, will be situated. The north most terrace comprises 4no. dwellings, whilst the other two comprise 3no. dwellings. The dwellings would be two-storey in height, constructed of high quality materials. All dwellings proposed would include private amenity space other than the converted, one bedroom apartment to the listed building. The terraced properties will include two rows of parking along the frontages.

There would be a total of 34 parking on sites which equates to 2 per dwelling and a further 8 spaces for the office use (1 x space per 30sqm). Cycle parking areas would also be provided. The existing access would be improved with new gates and a new junction design. The majority of important trees on site would be retained and only low grade or damaged trees removed. New hedge and tree planting would be incorporated, including along the north boundary with Bartons Road.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

This scheme as set out in the latest revisions is acceptable. It does impact on the setting of Eastleigh House, but with the strategic housing allocation to the south it is becoming difficult to sustain as a large family home within spacious grounds.

The proposals seem to satisfactorily address my previous comments by:-

- Notating fireplaces for retention.
- Adjusting the location of the bathroom to the two bed unit contained in the re-ordered older wing.
- Retaining the Yorkshire sliding sash windows.
- Adjusting the car parking layout from that shown on dwg.no DN14-1096-21 to revision /21A. In the revision more of the historic wall is retained and the associated garden area for the newly created dwellings is much better.

If minded to grant permission/consent advise the imposition of the following conditions (details of full working provided in the consultation response).

1. Details of measures relating to protection of boundary wall in courtyard.
2. Samples to be agreed.
3. Detailed drawings of windows and doors to be approved.
4. Details of the siting and design of any proposed external meter boxes/metal ducting/flues to be approved.
5. No alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without the express written approval of the local planning authority.

English Heritage:
No objections

Ancient Monuments Society:
No response received.

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: 12

Number of site notices: 3

Statutory advertisement: Not applicable.

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) Impact on the listed building and its setting

The Council's Conservation Officer (CO) has been consulted and has raised concerns about the impact on the setting on Eastleigh House in terms of further development within the grounds and the change of use away from wholly residential. However, The CO does accept that with the strategic housing allocation to the south it is becoming difficult to sustain as a large family home within spacious grounds and for the listed building to be economically viable for future years, other options must be considered and the impacts weighed up. The site is also allocated for residential development through the Allocations plan.

Following amended plans being submitted through the application process which clearly annotate the retention of historic features within the listed building including windows, fireplaces, cupboards etc, the CO is satisfied that the impact of the conversion to the listed building would not harm its historical character and integrity. The subdivision of the earlier part of the building which would include the two dwellings and the extension, would require significant remodelling. However, the CO is of the view that this is a necessary sacrifice to bring the building back into full use and good repair. Whilst 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. There is therefore merit in the proposal 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.

The area of land least likely to impact on the setting of the listed building is the north where the courtyard development is proposed. The configuration of the housing in a courtyard arrangement helps to address the presence of the rear / north elevation of the listed building. The two-storey scale and massing of the buildings do not conflict with or overwhelm the built form of the listed building. A portion of the flint boundary wall is retained and incorporated into the development which is acceptable. The car parking for the office use located to the rear of the listed building, would have less impact on the setting than if it were located on the frontage. Overall, with appropriate conditions in place to ensure the use of high quality materials and the retention of existing historic features, the application is considered to accord with Policies CS11 and DM20 of the Local Plan.

8 Conclusion

The application is considered to have an acceptable impact on the listed building and its setting and is therefore recommended for listed building consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/01104 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 The development hereby permitted shall not commence until details have been submitted to and approved in writing by the Local Planning Authority of measures to be taken to protect the retained section of boundary wall framing the courtyard. Development shall thereafter be carried out in accordance with the approved details.
Reason - To protect the architectural interest and setting of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.
- 3 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 accordance with the approved material specification.
Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework.
- 4 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:-
 - a) Plans to clearly identify the window and door in question and its location within the property. Where a large number of windows and doors are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
 - b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
 - c) 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 policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

- 5 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any such features shall thereafter be provided in accordance with the approved details.

Reason: To protect the character of the listed building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

- 6 Notwithstanding what is shown on the approved drawings, no alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without the express written approval of the local planning authority. Any alterations subsequently agreed shall be carried out in accordance with the approved details.

Reason: To safeguard the building's special architectural/historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

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

14-1096-006E - Proposed floor plans for Eastleigh House
14-1096-008B - Proposed elevations for Eastleigh House
14-1096-010 - Proposed floor plans - Plots 4-6
14-1096-011 - Proposed elevation plans - Plots 4-6
14-1096-012A - Proposed floor plans - Plots 7-10
14-1096-013A - Proposed elevation plans - Plots 7-10
14-1096-014 - Proposed floor plans - Plots 11-13
14-1096-020B - Site Layout Plan
14-1096-021A - Refuse vehicle and fire appliance tracking
14-1096-022A - Refuse, massing and active frontage
14-1096-026 - Site sections
Barrell Tree Constraints Plan - 13050-BT3
Landscape proposals - MPN EHH
Design and Access Planning Statement - received on 3/11/15
Heritage Statement - received - 3/11/15

Reason: - To ensure provision of a satisfactory development.