
Site Address: 23 Claremont Gardens, Waterlooville, PO7 5LL
Proposal: Listed Building application to replace existing rear elevation ground floor bow window with double doors & winglights & plain tiled canopy over.
Application No: APP/15/01027 Expiry Date: 12/11/2015
Applicant: Mr T Walker Team: Team 1
Agent: Case Officer: David Eaves
Ward: Purbrook

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The property is a Grade 2 Listed dwelling set within a development of more modern residential development. The house is set back from the road with a large front garden. The proposed works to the property are to the rear elevation. This is screened from public vantage points by a tall wall and some tree screening.

2 Planning History

APP/15/01024 Erection of timber framed carport in front garden Current application

09/60513/008 Listed Building Consent to raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear, velux to side (west) elevations and the repainting of the front elevation. Permitted November 2009

09/60513/007 Raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear and velux to side (west) elevations. Permitted November 2009

07/60513/006 Listed Building Consent for re-rendering The Dairy Farm. Permitted April 2008

07/60513/005 Retention of timber log store and security gate. Permitted August 2007

06/60513/003 Detached double garage. Permitted March 2006

05/60513/002 Erection of double garage. Permitted June 2005

3 Proposal

The proposal is to replace a current bow window to the ground floor with glazed doors and side windows with a small tiled canopy over.

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

- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: II
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The current bow window is out of character with the building's architectural design. The relatively modest revision proposed would not in my view detract from the character of the building and is overall a slight improvement. I do not feel it will materially detract from the building's architectural/historic interest. It provides some benefit to the occupant by improving the physical connection to the garden.

The overall design is acceptable and I note the joinery details are based on those approved for the dormers. I suggest the glazing bar could be improved and made slimmer without impacting on the overall design. The approved glazing bars are akin to what is used in double glazing.

The advantage is that the glazing bar is slimmer, more historically accurate, and for the occupant less apparent in views out. Given what has previously been permitted this is not a make or break point, but if revised I feel it would be of mutual benefit.

Officer Comment:

The suggested revised details were forwarded to the applicant but a design to match the approved dormers in detailing is preferred. Given that the existing design is acceptable in terms of the impact on the character and appearance of the Listed Building the proposals are considered acceptable.

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: Yes

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) Impact upon the character, historic integrity and appearance of the Listed Building

(i) Principle of development

The proposal is assessed against the need for any alteration to a Listed Building to preserve or enhance the building. This is considered below.

(ii) Impact upon the character, historic integrity and appearance of the Listed Building

The proposed alterations are considered to represent an enhancement of the building removing a bow window which is out of character with the existing building and its more appropriate replacement. A condition is recommended in relation to the proposed tiles.

8 **Conclusion**

The proposed works to this Listed Building are considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/01027

(A) subject to the following conditions

- 1 The works shall 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 works to the proposed canopy shall take place until samples and a full specification of the materials to be used externally on the canopy 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 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Design and Access Statement dated July 2015

Window detail and section received 17th September 2015

Proposed rear elevation and part Ground Floor Plan received 17th September 2015

Location and Site Plan dated May 2007

Reason: - To ensure provision of a satisfactory development.