
Site Address:	1 Lower Road, Havant, PO9 3LH		
Proposal:	Listed Building Consent for single storey side extension and internal repairs.		
Application No:	APP/15/00218	Expiry Date:	22/05/2015
Applicant:	Mr Rule	Team:	Team 1
Agent:	Mr Forshaw	Case Officer:	David Eaves
	Daniel Forshaw Architects		
Ward:	Bedhampton		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is located to the south of Lower Road within Old Bedhampton Conservation Area. 1 Lower Road is an attractive Listed Building with red and grey brick and plain clay tile roof. It has gables to east and west elevations and a lean-to extension to the eastern side and other rear additions. There is a low wall to the front and west boundaries close to the building and taller walls to other boundaries.

The List Description reads as follows:

House. Early C19. Brick, with a tile roof. 2 storeys and attic, 2 windows. Red brick walls in Flemish bond with blue headers, 1st floor red band, cambered rubbed arches to the ground floor. Casements. Outshot at the east side, containing the entrance.

To the west of the site 3 Lower Road is a large detached dwelling with a garage outbuilding adjacent to the common boundary.

2 Planning History

APP/15/00207 Listed Building Application to convert the ground floor cloakroom into a bathroom. Permitted April 2015

APP/15/00219 Single storey side extension.
Current Application

08/58313/014 Listed Building Consent for ground floor single storey rear extension, installation of new cills to existing windows and new windows to potting shed. Rebuilding of the upper section of the chimney on the lean to. Permitted October 2008

08/58313/013 Ground floor single storey rear extension. Permitted October 2008

In addition there have been numerous other applications in relation to trees at the site.

3 Proposal

Listed Building Consent for single storey side extension and internal repairs.

Externally, the proposal is for a single storey flat roofed addition to the western side of the building. This would have a parapet wall around it and appear from the front as a tall garden wall. The extension would result in the removal of a short section of what appears to be a relatively modern flint boundary wall.

The extension would provide an en-suite bathroom fitted out for use by the applicants Son who has health requirements necessitating suitable facilities. The lounge would also be adjusted to provide a suitable additional area to help with these needs. There are a number of other minor repairs and 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)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)
- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed single storey extension is to be located on the western side elevation of this Grade II listed dwelling. Its design, scale and form are 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.

A section of a flint boundary wall is to be removed as part of the application to allow for the extension. The wall is of historic interest mainly due to its formal design relationship with the listed building. Therefore its partial loss will cause some harm. The removal of this section of wall needs to be considered in light of the overall composition of the boundary and assessed as to whether it would be consistent with the existing design and appearance. The introduction of an opening within this listed boundary wall by demolishing a seven metre section would undermine its uniformity. However, I do not believe that it will have an adverse impact on the character of the site or the listed building to an extent that would warrant refusal. This is helped by location of the opening and the fact that the extension is in a way providing a continuation of the boundary.

Internally the changes necessary to allow for the extension and repairs to the property are appropriate and would not adversely harm the historic fabric or the character of the dwelling. Although there is some harm caused by the removal of a section of boundary walling, on balance the extension/alterations are considered appropriate as they will not adversely affect the architectural or historic interest of the building or the character of the conservation area.

Conditions requested.

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: 5

Number of site notices: 1

Statutory advertisement: 06/03/2015

Number of representations received: 1 (Three letters)

Summary:

Extension would make it impossible to maintain both my garage wall and the possible new extension.

Concern at lead flashing joining garage to extension, turning two detached properties into two semi-detached having adverse effect on the value of my property.

(Officer Comment: The lead flashing has now been omitted such that the extension and the neighbours garage are not attached. Any possible impact on property value is not a planning consideration.)

We live in a conservation Area and No.1 is a Listed Building. Only improvements should be made in the area and as No.1 was extended in 2008, it would appear that the plot is already maximised.

We frequently use our cars both late at night and early in the morning and the noise of vehicles would vibrate through the proposed extension of which one room is a bedroom.

Presumably a tree report will be needed for the silver birch in the front corner of my garden adjacent to the garage.

The wall between the two properties is to be demolished in part, this is part of the grade two listing.

(Officer Comment: Many of these issues are considered in the Planning Application Ref: APP/15/00219 which accompanies this application and is subject to a separate report.)

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 of the area and Conservation Area
- (iii) Impact on the Listed Building

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case these criteria include the fact that the building is located within Old Bedhampton Conservation Area and the property is a Listed Building.

(ii) Impact upon the character of the area and Conservation Area

The main impact of the proposals in terms of the external appearance of the building relates to a single storey side extension and the demolition of a section of flint wall.

The side extension would be single storey with a flat roof (including a 'plateau' flat rooflight) with a parapet wall around the top of the extension. From the frontage the extension is designed to appear as a tall garden wall. The section of west boundary wall would be retained from the front boundary back to the proposed extension. The side boundary would then be formed by the extension and much of this area would be obscured from public view from the garage building located within No.3 Lower Road. Overall it is considered that the relatively modest extension at single storey height and the removal of a section of the boundary wall would have a very limited impact on the character and appearance of the Conservation Area such that its character is preserved.

(iii) Impact on the Listed Building

The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. The side extension is considered to have an appropriate and subservient design retaining the character and dominance of the original Listed Building. The extension and previous additions would show distinct phases of the buildings development whilst insuring a traditional appearance that is in keeping.

A section of flint boundary wall is to be removed (as discussed above). It is recognised that this is an unfortunate element of the proposals, however, most of the wall would remain with the extension side wall forming the new boundary.

The other changes including internal alterations and repairs have been assessed by the Conservation Officer and it is considered that they would not adversely harm the historic fabric or the character of the dwelling.

Overall the extensions and alterations are considered appropriate as they would not adversely affect the architectural or historic interest of the building or the character of the Conservation Area.

8 Conclusion

In conclusion the development is considered acceptable in principle as it would preserve the character and appearance of the Conservation Area and the Listed Building. Listed Building Consent can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00218

(A) subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the extension hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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, policy DM20 Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.
- 3 Prior to the installation of the proposed French windows to the south elevation, section drawings at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The French windows shall thereafter be provided and maintained in accordance with the approved details.
Reason: In the interests of the character and appearance of the Listed Building and having due regard to policies CS11 and CS16 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 2012.
- 4 The rainwater downpipe and hopper shall not be installed unless and until details of their design, materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Thereafter the downpipe and hopper shall be installed and maintained in accordance with the submitted details.
Reason: In the interests of the character and appearance of the Listed Building and having due regard to policies CS11 and CS16 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 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. S01
Block Plan Drawing No. S02
Site and floor plans, elevations and sections Drawing No. D02rA

Design, Heritage and Access Statement and Assessment of Flood Risk
February 2015

Reason: - To ensure provision of a satisfactory development.