

1 Grove Road, Havant, Hampshire, PO9 1AR

Chapter 12 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This heritage statement is in part in accordance with this guidance.

Site and surroundings

The site comprises part of the rear garden of a semi-detached dwelling located on the north side of Grove Road. The property was constructed in the Edwardian period and is a reasonable size dwelling of brick construction under a slate clad pitched roof. The dwellings in this part of Grove Road have long rear gardens with rear access from Twittens Lane. Adjacent to the lane is an outbuilding associated with No.1 that has pedestrian access but not vehicular.



Figure 1. No.1 Grove Road with adjacent footpath leading to Twittens Way.

Relevant planning history

On 16 January 2007 (LPA Ref: 06/60893/007) planning permission was refused for the construction of a 3 bedroom detached dwelling with access from Twittens Way following the demolition of the existing building at the rear of 1 Grove Road. The reasons for refusal were based on inappropriate scale, height and design, loss of historic wall along Twittens Way, unsafe vehicular access and loss of amenity to the occupants of neighbouring dwellings.

On 25 November 2011 (LPA Ref: APP/11/00295) planning permission was granted to construct 2, two-storey dwellings on the rear part of 17 South Street. The site has been cleared and enclosed but the development has not yet commenced. This site is just to the west of the application site.

On 3 April 2014 (LPA Ref: APP/14/00065) planning permission was granted to construct a two-bedroom detached dwelling on the rear part of the garden of 3 Grove Road with pedestrian access and frontage to Twittens Way. Development has not yet commenced.

Pre-application

This scheme was submitted to the Council for comments in January 2015 but no formal response has yet been received. Informally it has been suggested that in principle the proposals are likely to be acceptable.

The proposal

To remove the existing building and rear wall that faces Twittens Lane and in its place construct a modest size two-storey dwelling. The existing long rear garden would be sub-divided to form two curtilages.

Assessment

Having regard to the size of the rear garden, road frontage of the application site to Twittens Way, accessible location and planning permission granted for residential development on both neighbouring sites, it is considered that the principle of residential development in the form of a small dwelling should be agreeable for this

site. Furthermore, a well-designed dwelling would enhance the Twittens Way streetscape and consequently the character and appearance of the conservation area.

Amount

Without compromising the amenity of nearby dwellings there is space to construct a two-bedroom dwelling with a floor area of approximately 84 square metres. The ground floor would comprise a kitchen, living room and WC and the first floor, partly within the roofspace, two bedrooms and a bathroom. A modest size rear garden would be laid out.

Scale

Twittens Way is a relatively narrow road and it is considered appropriate to maintain a scale that reflects the nature of the streetscape. A subservient scale compared to the main dwelling at No.1 has been adopted. The resultant scale is very much of an ancillary outbuilding to the main dwellings in Grove Road.

Appearance

The shape, materials and overall design has been influenced by the existing houses in Grove Road and other buildings in Twittens Way. Most are in red brick with pitched roofs clad with slates or clay tiles. The proposed dwelling would be constructed in a good quality red brick under a pitched roof clad with natural slates. Recessed timber vertical sliding sash windows would be used and a timber front door within a slightly recessed area.

Landscaping

There would be no impact on existing trees. The scope for new planting is limited. A suitable tree could be planted in the rear garden of the proposed dwelling. The area in front is hard surfaced and appears to be public highway.

Access

There is good access to the application site from South Street and then Twittens Way that are both public highways. Twittens Way is a cul-de-sac and its prime

purpose appears to be as a service road to the commercial properties in East Street. There are however some independent buildings that have a frontage to Twittens Way.



Figure 2. The existing frontage to the application site and adjacent footpath.

Heritage assets

No.1 Grove Road is neither a statutory nor locally listed building of architectural or historic interest. The site falls within St Faith's Conservation Area that is a designated heritage asset.

Significance of heritage assets

The conservation area includes parts of old Havant and St Faith's Church is the dominant feature. The church, churchyard and nearby cottages together make a pleasing composition that has probably not changed very much for nearly two centuries. Grove Road is much more suburban in character but pleasant nonetheless. Old maps (Appendix A and B) suggest that the application site was part of an orchard in the nineteenth century. Twittens Way existed as a footpath leading from South Street northward, along the rears of properties in East Street and

then out into East Street close to where the old Town Hall existed. Twittens Way is now a carriageway but remains of the old enclosing wall are still apparent and a part of this brick wall forms the western boundary of the application site. Twittens Way itself has a rather forlorn appearance and with a few exceptions, old commercial buildings and parts of the Twittens old boundary wall, has little to offer in townscape terms. From an archaeological point of view the application site is close to the historic core of Havant and the Southampton to Chichester Roman Road. Consequently there may be below ground evidence of early settlements.



Figure 3. St Faith's Church and churchyard north-west of the site.



Figure 4. Existing uninspiring appearance of Twittens Way.

Impact on heritage assets

The application proposals would retain the old part of the Twittens wall that forms part of the pedestrian route from Grove Road to the carriageway part of Twittens Way. The remainder is modern brickwork, mainly flettons. The existing outbuilding is a rudimentary brick structure under a slate roof; it has no heritage or streetscape value. It is considered that the proposed development would help to animate and enliven the street frontage and consequently enhance this part of the conservation area.

Residential amenity

The distance between the rear wall of the proposed dwelling and the rear wall of the existing dwelling at 1 Grove Road would be 22.6 metres. Furthermore, only one first floor bedroom window is proposed in the rear elevation and no windows in the side elevations. Consequently it is not considered that any unneighbourly overlooking would occur.

Car parking

No car parking is proposed on site. The site is considered very accessible, being close to the town Centre. Parking standards in the town centre highlight maximum

provision rather than minimum provision. It follows, therefore, that car free housing is suitable in this location. There is space for secure cycle storage to be provided.

Heritage and planning policy

Policy CS11 in Havant Borough Council's Core Strategy refers to the built heritage. Paragraph 4 states that *planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy.

The NPPF has as its core principle a presumption in favour of sustainable development. Furthermore, there are chapters that relate to a wide choice of high quality homes, good design and the historic environment that are relevant to the proposed development.

It is considered that the proposed development would comply with advice in Chapter 12 of the NPPF. The proposal is considered consistent with advice in Paragraph 131, as it would result in conservation through a carefully considered new development that would make a positive contribution to local character and distinctiveness.

Paragraph 133 and 134 suggest that where development would cause harm to the significance of a designated heritage asset permission should usually be refused unless there is clear and convincing justification or public benefits. It is not considered that any harm would be caused to the heritage asset that is the conservation area, quite the contrary, the character and appearance of the conservation area would, it is considered, be enhanced.

Conclusion

The proposed development would provide a good quality new dwelling in a highly accessible town centre location. There would be no significant negative impact on neighbours' amenity, local and national planning/heritage guidance would be adhered to and the character and appearance of the conservation area would be enhanced.

References

Department for Communities and Local Government (2012) [Online] *The National Planning Policy Framework 2012*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf [Accessed on 5 December 2014]

English Heritage (2010) [Online] *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Available from <http://www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf/> [Accessed on 5 December 2014]

Havant Borough Council (2011) [Online] *Havant Borough Council Core Strategy. Local Development Framework*. Available from <http://www.havant.gov.uk/sites/default/files/documents/ADOPTED%20CORE%20STRATEGY%20FINAL%20VERSION.pdf> [Accessed on 5 December 2014]