

APP/14/00857 – 31 Lymbourn Road, Havant

My comments are based on a desktop assessment, aided by the photographs you provided of the rear of the terrace which establishes the broader context. This reinforces my memory as I have been previously involved in works to other properties in row.

The proposed work is a roof extension rather than a dormer, since it completely alters the roof shape. It would be an incongruous design feature to an otherwise largely unspoilt terrace row.

National legislation sets out the overarching framework stating “(ii) in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990).”

It is accepted that the proposed development is set to the rear and will not be immediately in the public eye. However it will have a negative affect on the character of the terrace and set an undesirable precedent for similarly inappropriate changes.

It is my opinion the proposed development fails the test of “preserve or enhance” as established in national legislation and reiterated in the still extant Practice Guide to PPS5. Within conservation areas proposals are expected to be in keeping with the prevailing character of the area and of high quality design, policies CS11 (protecting and Enhancing the Special Environment and Heritage of Havant Borough) and CS16 (High Quality Design) of the adopted Havant Local Plan Joint Core Strategy reflect this at the local level.

Recommendation - REFUSE

The proposed alterations to the roof form would be an incongruous feature within this pleasant terrace row of houses. It will detract from the established character and appearance of the building in particular and wider conservation area in which it is set. It fails to meet the key test of preserving or enhancing the character or appearance of the conservation as set down in national legislation and guidance. At the local level it is contrary to the policies CS11 and CS16 of the adopted Havant Local Plan Joint Core Strategy.

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