
Site Address:	Hall Place Cottage, South Street, Havant, PO9 1DA		
Proposal:	Conversion and extension of existing store to form carport.		
Application No:	APP/15/00251	Expiry Date:	07/05/2015
Applicant:	Mr & Mrs Dodd	Team:	Team 1
Agent:	Mr B Matthews	Case Officer:	David Eaves
	HDA Projects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Hall Place Cottage is an attractive Listed Building with brick and clay tiles. The boundary is marked by a brick wall to south street with a taller brick wall to The Parchment, part of which forms the back wall to the existing lean to structure that is proposed to be altered as part of this planning application.
- 1.2 The structure itself is mainly brick built with a clay tile roof of mono-pitch design. The western end of the building is timber clad. The area between the dwelling and the outbuilding is graveled. There is a multi-stemmed Holm Oak to the rear of the wall adjacent to South Street, this tree is subject to a Tree Preservation Order. To the west of the building is a large Sycamore tree. The site lies within St Faiths Conservation Area.

2 Planning History (Most recent only)

Current Application:

APP/15/00250 Listed building application for conversion of existing store to form carport.

Planning History:

APP/12/00617 Listed Building Application for conversion of garage to living accommodation; replacement front porch; erection of new timber framed summer house. Permitted August 2012

APP/12/00614 Conversion of garage to living accommodation; replacement front porch; erection of new timber framed summer house. Permitted August 2012

APP/12/00469 Fell 3No. Sycamores, remove south limb over wall and west limb over roof of 1No. Sycamore and deadwood; fell 1No. Ash. All trees within St Faiths Conservation Area. Raise No Objection June 2012

APP/12/00451 Raise crown of 1No. Holm Oak (T1) to 6m, subject to TPO 1973. Reduce eastern sector of 1No. Sycamore (T1) by 2m, subject to TPO 1694. Permitted June 2012

3 Proposal

- 3.1 The proposal is to extend the existing store outbuilding in poor condition to form a car port and store. The proposals would result in a deeper lean-to building with a shallower roof pitch with slate roof covering. The side walls would be timber clad and the front (north elevation) would be supported on posts with the centre section used as a carport.

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)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

County Archaeologist:

In view of the very small scale of the proposed works
I would not raise any archaeological issues.

Southern Water

A plan of the sewer records showing the approximate position of a public sewer within the site provided. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The works will be subject to approval under The Building Regulations.

Arboriculturalist

No concerns regarding this proposal as shown.

Development Engineer - Highways

The Highway Authority has no adverse comment to this application.

Conservation Consultant:

The current brick and tile structure has some intrinsic interest. It is in quite poor condition having been heavily overgrown by vegetation until comparatively recent times. Due to the low headroom it has limited practical use. The intended work will in reality involve a fair amount of reconstruction, but does provide a long term purpose. Overall I am satisfied with what is proposed and consider it will not adversely impact on the character and appearance of the conservation area or setting provided for the listed building.

Content for listed building consent/planning permission to be granted. Advise the imposition of a planning condition.

Officer Comment:

Condition recommended.

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: 14

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 and appearance of the Conservation Area
- (iii) Impact on the Listed Building and its setting
- (iv) Impact upon amenities of nearby residents
- (v) The impact on trees
- (vi) Impact on Archaeology
- (vii) Impact on sewers
- (viii) Impact on protected Species

- (i) Principle of development

7.2 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 however Hall Place Cottage is a Listed Building and the site is located within the Conservation Area. It is therefore necessary to consider whether the proposals would preserve or enhance these historic assets.

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

- 7.3 The site lies within St Faiths Conservation Area. The building is screened from the south by a tall wall to which it is attached. The proposals are considered to be relatively modest and have been assessed by the Councils Conservation Consultant. It is considered that the proposals would have a limited and acceptable impact on the character and appearance of the Conservation area subject to the imposition of a materials condition.

(iii) Impact on the Listed Building and its setting

- 7.4 The outbuilding to be altered is located within the grounds of the Listed Hall Place Cottage and is listed by association with the main building. The building has been assessed by the Conservation Consultant and although the structure has some intrinsic interest, it is in quite poor condition. It also has low headroom and limited practical use. The altered building would provide the structure with a long term use. It is considered that the proposal would not adversely impact the setting of the main Listed Building.

(iv) Impact upon amenities of nearby residents

- 7.5 The extended building would be enclosed by the existing walls and is set off the boundary with other neighbours. It is not considered that the proposal would have any significant impact on the residential amenities of adjoining residents.

(v) The impact on trees

- 7.6 Trees have been removed in the past from the front of the building. A significant Holm Oak lies to the east of the building and this tree is subject to a TPO. To the west is a sycamore tree. The potential impact on both these trees from the proposed development has been assessed by the Council's Arboriculturalist and no objection has been raised. The potential impact on trees is therefore considered to be limited and acceptable.

(vi) Impact on Archaeology

- 7.7 County Archaeology have confirmed that given the small scale of the development no archaeological issues are raised.

(vii) Impact on sewers

- 7.8 Southern Water have highlighted the existence of a sewer close to the building to be extended. The precise location of which needs to be determined by the applicant. Depending on the works proximity to the sewer there may be additional construction phase requirements under the Building Regulations. An informative highlighting the issues to the applicant is recommended.

(viii) Impact on protected Species

- 7.9 Given the scale of the works and their location outside of any designated habitat/wildlife sites the likely impact on protected species would be limited to those that could be located within the building (i.e. Bats or nesting birds). The building is in use as a log store and is in close proximity to the dwelling and roads. The plans indicate the provision of a bat roost and a condition is recommended to secure this

provision. An informative in relation to the wildlife and countryside act and potential protected species is recommended.

8 Conclusion

- 8.1 In conclusion the development is considered to have an acceptable impact on the character and appearance of the Conservation Area. The proposal is considered to preserve or enhance the setting of the main listed building and the outbuilding. The development would have a limited and acceptable impact on the residential amenities of nearby residents.
- 8.2 The development is close to significant trees and the impact has been assessed by the Councils Arboriculturalist as acceptable. The County Archaeologist has raised no objection. An informative in relation to the impact on sewers is recommended. Finally the impact on protected species has been considered and subject to a condition and informative any potential impacts are considered to be adequately addressed. Planning permission and Listed Building Consent is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00251

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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 details.
Reason: To ensure the materials and finishes to be used are appropriate, in order to preserve the setting of the listed building and the character and appearance of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Prior to the building the subject of this application being brought back into use a bat box shall be installed within the building and shall thereafter be retained and maintained.
Reason: In the interests of enhancing biodiversity having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.

- 4 The development hereby permitted shall take place in accordance with the details submitted in the Arboricultural Impact Assessment and Tree Survey from hda projects submitted with this planning application.

Reason: To ensure that the proposed works have an acceptable impact on adjacent trees in the interests of the character and appearance of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Planning Statement hda Projects
Arboricultural Impact Assessment hda Projects
Biodiversity Checklist
Block and Location Plans Drawing No. 01
Site Plan as proposed Drawing no. 03 rev A
Car Port as Proposed Drawing No. 04

Reason: - To ensure provision of a satisfactory development.