

DELEGATED OFFICER REPORT

Site Address: 55 South Street, Havant, PO9 1BY
Proposal: Demolition of existing dining room bay and erection of single storey rear extension.
Application Type: Full Planning Permission
Application No: APP/25/00481 Expiry Date: 29/07/2025
Applicant: Mr Pike
Agent: Miss Roberts Case Officer: Richard Hawkey
 Critchley Architecture And
 Design (CAAD) Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 **Site Description**

55 South Street, Havant, PO9 1BY

2 **Planning History**

None relevant

3 **Proposal**

The application proposes the demolition of an existing dining room bay window and the erection of single storey rear extension at 55 South Street, Havant.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
St Faiths Conservation Area Appraisal and Management Plan 2007

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development
Policy DM 20 Historic Assets

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer

Overall, the proposed works would be limited to the rear of the property and are not considered to result in harm to the significance of the St Faiths Conservation Area. The

application as submitted, meets the test set out in S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, along with the relevant policies of the NPPF and Local Plan. No objection.

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

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: 7

Number of site notices: 2

Statutory advertisement: 20/06/2025

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) Appropriateness of design and impact on the character of the area, including St Faiths Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Other matters

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to compliance with local and national planning policies, in particular those safeguarding quality design, residential amenity and heritage assets.

- (ii) Appropriateness of design and impact on the character of the area, including St Faith Conservation Area

7.3 The application seeks consent to demolish an existing ground floor bay window on the

rear elevation and the erection of a single storey flat roof rear extension. The extension will have a footprint measuring 5.4 metres in depth and would extend for 6.5 metres across the rear elevation of the existing dwelling. The rear elevation is to consist primarily of glazing with the framing of the windows and doors being in black aluminium. There is also to be a high level window on the south facing elevation of the extension which faces towards No. 55a South Street. The exterior of the extension would consist of red brick brickwork to match the existing dwelling with the waterproof flat roof covering being hidden by a proposed parapet wall which would also hide the two proposed small lantern rooflights in the roof.

- 7.4 The site is located within the St Faiths Conservation Area, the significance of which is set out in the St Faiths Conservation Area Appraisal and Management Plan 2007 and includes the survival of historic buildings with Georgian, Victorian and Edwardian architectural detailing. The Council's Conservation Officer has set out in their consultation response that the application site comprises a 2-storey, detached property of brick and tile construction with a stepped entrance and landscaped front garden. The property is located in the St Faiths Conservation Area, which is a designated heritage asset.
- 7.5 Whilst the proposed extension will have a flat roof it is not considered that this would be of detriment to the appearance of the existing dwelling nor would it have any significant impact on the character or appearance of the surrounding location due to the enclosed nature of the site. The proposed red brickwork would be a match to the existing dwelling. It is noted that the framing for the windows and doors of the extension are to be of black aluminium. The framing for the rest of the rear elevation of the existing dwelling is white. Whilst there would be a difference, it is not considered that this would be of significant detriment to the appearance of the rear elevation of the dwelling particularly as the design and appearance of the proposed extension is purposefully modern in design in contrast to the more traditional appearance of the existing dwelling.
- 7.6 Furthermore, it is considered that the proposed extension due to its location at the rear of the property and the resultant limited visibility from public vantage points, would have limited impact on the character and appearance of the street scene and the surrounding St Faiths Conservation Area. No objection has been received from the Council's Conservation Officer to the proposal as submitted and the Local Planning Authority concur with this view.
- 7.7 As a result, insofar as the Statutory duties imposed by Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the character and appearance of the St Faiths Conservation Area are satisfied. The proposal would not result in harm to the significance of the Conservation Area. Furthermore, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered acceptable, meeting the requirements of Policies CS11 and CS16 of the Havant Council Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 The dwelling located to the south of the application site is a bungalow which has had a loft conversion undertaken as there are rooflights in the roof slope facing towards No. 55. The part of that adjoining dwelling (No. 55a) closest to the application site is flat roofed and would appear to be used as a garage / storage area. It is also set further back into its site than the proposed extension will project. There are no windows on

either the side or rear elevation of No. 55a that would be detrimentally impacted by the proposal through overdominance or loss of light.

- 7.9 The proposed extension is to be inset from the boundary with No. 55A by approximately 0.5 metres which would allow for future maintenance of the extension and boundary treatments. There is to be a high level window on the south facing elevation of the extension which will also be fixed closed. This will have no detrimental impact on the amenities of No. 55A through loss of privacy, however, a condition will be recommended to ensure that the window remains high level and fixed shut into the future.
- 7.10 On the application site adjacent to where the extension is to go and adjoining the northern boundary of the site with No. 53 South Street there is a pitched roof garage which will almost totally obscure views of the proposed extension from that adjoining property. As a result the proposal is not considered to result in any loss of light to that adjoining property or appear overdominant.
- 7.11 Consequently, it is considered that overall that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site or the properties to the rear. It would thereby meet the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy). It is noted that no letters of objection were received with respect to this proposal.

(iv) Other Matters

- 7.12 The application site is located within 100 metres of the known location of several notable protected species, in this instance the water vole (at Havant Town Mill pond) and also the stag beetle. The area of ground on which the extension is to be built is a residential garden with the footprint extending over an existing area of concrete and also closely mown grass. Both of these areas have little biodiversity interest and so no objection is raised to the proposal on this basis.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, it would not result in harm to the significance of the designated heritage asset, namely the St Faith Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. It accords with the relevant local plan policies safeguarding the character and appearance of the area as well as residential amenity. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00481

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Draw.No. 24008 101 Rev A: Location and Block Plan received by the Local Planning Authority on 13th June 2025

Draw.No. 24008 401 Rev B: Proposed Floor Plans received by the Local Planning Authority on 13th June 2025

Draw.No. 24008 501 Rev B: Proposed Elevations received by the Local Planning Authority on 13th June 2025

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used for the exterior brickwork shall match in type, colour and texture those on the existing building with the other exterior materials used being in accordance with the details supplied on both the application form and approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The window on the south elevation of the extension hereby permitted shall have a minimum sill height of 1.7m above internal finished floor level and shall be fixed closed and maintained as such.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.