

Havant Borough Council
Heritage Consultation Response

Date – 9/7/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/25/00407

Site Address – 7 Western Road, Havant

Proposal:

Retrospective application for L shape rear flat roof dormer and ground floor side extension.

Site / Location

The application site is located on Western Road which is characterised by two-storey, terraced properties. The site is located within the Brockhampton Conservation Area. The site comprises a mid-terrace, two-storey dwelling constructed of brick with a clay tile roof. There is a projecting, two-storey, gable end section at the rear, which has a lower ridge height than the main roof.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a **Conservation Area**, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221. The following are most relevant:

Para 212 states that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Para 214 states that:

*‘Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*'Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

The building subject to this application is not listed, but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraph is also relevant:

Para 216:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

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

Policy CS11 (4) states that planning permission will be granted for development which:

'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 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

‘Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The application site is located within the Brockhampton CA, which was designated in 2005. The Conservation Area Appraisal and Management Document for this ([Brockhampton Conservation Area Appraisal.pdf](#)), advises that the conservation area has 4no. character areas one of which includes the application site – ‘**Staunton Road and Western Road**’ which is described as follows:

‘Staunton Road is a late 19th century development of terraced houses, which extends north from the public house at the crossroads at West Street and Brockhampton Road. It was built in the 1890s, whereas Western Road which forms a ‘T’ junction at its mid-point’, was built slightly later in the early 1900s along similar styles. Other than a short row of modern houses at the southern end of the road, the houses are of a typical late Victorian, ‘turn-of-the-century’ character built with stock bricks, terraces on the back of pavement, pitched roofs, ground floor bay windows, many with quoins and stone surrounds to openings.

Many properties have been ‘improved’, changing the original roof slates to concrete tiles and replacement windows, which have not always been entirely in character (although when the opportunity arise, such matters could easily be reversed if necessary). But, overall the form and character of the street presents a valuable historical example of that era’.

The proposal which has already been implemented, includes a ground floor side extension, which comprises a flat roof design. This is not highly visible within the wider context of the conservation area and could partially be undertaken under permitted development. It is considered that this element of the proposal does not result in harm to the Brockhampton Conservation Area.

The current General Permitted development Order (GPDO) restricts the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, for dwellings located within a designated conservation area. This is so the LPA can manage any development more carefully, in that it does not result in harm to the special character of the conservation area.

The flat roof, L shape dormer, which has already been constructed, causes concern due to its massing and design. The section of dormer located on the main roof, sits below the ridge line. However, the section of dormer which sits on rear projecting section of roof, sits well above the ridge line. The combination of the design and L shape of the dormer, results in a flat roof box which sits on top of the

traditional pitched roof, appearing overly bulky, incongruous and out of character with the main house. Given its wider visibility from several points within the conservation area, this structure results in harm to the special character of Western Road, which is set out in the conservation area appraisal (quoted above).

Furthermore, paragraph 5.5 of the Conservation Area Appraisal and Management Document states that '*any alterations or extensions should be sympathetic to the original design and materials of the building*'. It is considered that in the case of this development, the flat roof nature and scale of the dormer window, is wholly unsympathetic to the traditional and original character of the building.

As para 215 NPPF (2024) – '*where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'.

In the case of this proposal, it is considered that the dormer window extension results in less than substantial harm to the conservation area, as a designated heritage asset, with no obvious public benefits which outweigh the harm to the conservation area.

In summary, it is considered that the proposal, for the reason explained above, would not meet the test set out in S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), nor the relevant policies in the NPPF and Local Plan.

Conclusion

OBJECTION