

Havant Borough Council
Heritage Consultation Response

Date – 19/3/26

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00048

Site Address – 91 Havant Road, HI

Proposal – Two storey rear extension with balcony.

Site / Location

The application site is located on Havant Road in Hayling Island. It comprises a detached, two-storey property, built in 1895 and is associated with former waterworks on the site. The property is constructed from red brick, with a slate tile pitched roof. The front elevation features a traditional pitched roof porch extension and wooden frame sash windows with stone cills. The rear elevation has been modified and includes uPVC windows and a rear porch with uPVC cladding. There is also an attached outbuilding, also with a slate roof.

The building dates from the late C19 and due to its historical and architectural interest, the building is deemed to be a non-designated heritage asset (NDHA) and included on the Council's Local List. It is associated with a former waterworks on the site however, the former water tower and associated buildings were demolished in the 1960's.

Legislation

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

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202 – 221. The building subject to this application is not listed but is deemed to be a non-designated heritage asset and therefore the following paragraph (216) is most relevant to the determination of this application:

'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 proposal is for a two-storey extension at the rear of the building. It would feature a mono-pitch roof on the two-storey element and then a flat roof on the ground floor element, which would extend out further, this reducing the overall bulk. It would also feature a FF balcony and bifold doors on the GF, rear elevation. The design approach is contemporary compared to the traditional character of the front elevation however, the existing rear elevation has already been modified to some extent.

Whilst the rear extension has a contemporary appearance in terms of its fenestration, it would not affect the existing front and side facades of the existing building, and therefore the primary historic and

architectural significance would be retained. The proposal would require the demolition of the existing, attached outbuildings which is unfortunate as these do appear to represent some historical value. However, it is recognised that these are in a poor state of repair and possibly in need of replacement. Prior to any works commencing, it is recommended that a historic building recording is carried out to record the existing rear elevation and its outbuildings, which can then be kept as part of the Historic Environment Record.

Conclusion

Overall, the proposal would not result in harm to the NDHA, and is therefore in accordance with the relevant sections of the NPPF and the adopted local plan.

NO OBJECTION subject to the following conditions:

1. Details of all new external materials (including new windows / doors) to provided and agreed prior to use.
2. No development shall take place (including demolition) until a programme of historic building recording and analysis of the affected structures, including the existing rear elevation and outbuildings, has been carried out.

The recording shall include:

- A minimum **Level 2 building record** (as defined by Historic England)
- A written and photographic survey of the building(s), including an assessment of their historic development and significance;
- The submission of a report of the findings to the Local Planning Authority

The approved recording shall be completed **prior to any demolition or alteration** of the relevant parts of the building.

The demolition of the existing rear outbuildings and alterations to the rear elevation hereby approved shall not take place other than in accordance with the implementation of the development permitted by this permission, and shall not be carried out as a separate or independent operation.

The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that an appropriate level of building recording is undertaken to document the historic fabric and significance of the locally listed building prior to its alteration and partial loss, and to ensure that the loss of historic fabric only occurs in the context of the approved development, in accordance with guidance set out by Historic England and the National Planning Policy Framework.