

Planning Statement

Proposed Roof Alterations at Manor Barn, Lower Road, Havant, PO9 3LJ Prepared in Support of a Householder Planning Application

Introduction

This Planning Statement has been prepared in support of a householder planning application for roof alterations at Manor Barn, Lower Road, Havant, PO9 3LJ.

The application follows pre-application advice issued by Havant Borough Council under reference GEN/26/00044. The proposal has been revised significantly in direct response to comments raised by the Local Planning Authority and the Council's Conservation Officer.

The originally proposed front-facing dormer has been omitted from the scheme and replaced with a rear roof dormer positioned on the southern roof slope. The revised proposal seeks to provide additional accommodation within the roof space while preserving the character and appearance of both the host dwelling and the Old Bedhampton Conservation Area.

Site and Surroundings

Manor Barn is a detached dwelling situated to the south of Lower Road within the Old Bedhampton Conservation Area.

The dwelling was originally approved under planning permission APP/10/00533 and was designed to reflect the appearance of a converted agricultural barn. The property comprises simple pitched roof forms with brick elevations and slate roof coverings, reflecting the agricultural vernacular of the surrounding area.

The site is set back from Lower Road and benefits from a relatively discreet position within the wider street scene.

Proposed Development

The application proposes alterations to the existing roof to facilitate additional accommodation at first floor level.

Following pre-application discussions, the proposed dormer has been relocated from the front roof slope to the rear elevation in order to address concerns regarding visual impact within the conservation area and potential overlooking toward neighbouring properties.

The revised rear dormer has been carefully designed to remain subordinate to the host dwelling through its scale, proportions and detailing. The proposal retains the simple and uncluttered appearance of the principal front roof slope and significantly reduces visibility from the public realm.

The development therefore represents a sensitive and proportionate form of domestic alteration.

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Planning Policy Context

The proposal has been assessed against the following planning policies and guidance:

National Planning Policy Framework (NPPF)

- Section 12 – Achieving Well-Designed Places;
- Section 16 – Conserving and Enhancing the Historic Environment.

Havant Borough Local Plan (Core Strategy) 2011

- CS11 – Protecting and Enhancing the Special Environment and Heritage;
- CS15 – Flood and Coastal Erosion Risk;
- CS16 – High Quality Design.

Havant Borough Local Plan (Allocations) 2014

- AL1 – Presumption in Favour of Sustainable Development;
- DM20 – Historic Assets.

Supplementary Planning Documents

- Havant Borough Design Guide SPD;
- Parking SPD.

Design and Impact on Character

The principal issue identified within the pre-application response related to the impact of the previously proposed front-facing flat roof dormer on the character of the dwelling and the Old Bedhampton Conservation Area.

The revised proposal directly addresses these concerns through the relocation of the dormer to the rear roof slope where it is substantially less visible from Lower Road and the wider public realm.

Importantly, the revised scheme preserves the simple appearance of the front roof plane which the Conservation Officer identified as a key characteristic of the barn-style dwelling.

The proposal is considered to:

- preserve the character and appearance of the conservation area;
- maintain the agricultural vernacular of the host dwelling;
- avoid visually intrusive development within public views;
- represent a sympathetic and subordinate roof alteration.

The development therefore accords with Policies CS11, CS16 and DM20 together with the design objectives of the NPPF.

Residential Amenity

The relocation of the dormer to the rear elevation also addresses concerns raised during the pre-application process regarding overlooking toward Nos. 1–3 Farm Cottages.

The revised positioning increases separation from neighbouring properties and reduces opportunities for direct overlooking. The proposal is therefore not considered to result in any unacceptable loss of privacy, overshadowing or overbearing impact.

The proposal complies with the amenity objectives of Policy CS16.

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Parking and Highways

The proposal relates solely to roof alterations and internal accommodation changes. Existing parking arrangements remain unchanged and sufficient off-street parking provision is retained on site.

No highway safety concerns are considered to arise.

Flood Risk

The proposal does not increase the built footprint of the dwelling and existing floor levels will remain unchanged.

The development is therefore considered acceptable in flood risk terms.

Ecology

The applicant acknowledges the Council's comments regarding ecology and roof works. A Preliminary Bat Roost Assessment has been booked for the end of May to support the application process and will be submitted once received.

Conclusion

The proposal has been carefully revised in response to pre-application advice from Havant Borough Council and the Conservation Officer.

The relocation of the dormer to the rear roof slope results in a significantly reduced visual impact and preserves the simple roof form and character of the dwelling within the Old Bedhampton Conservation Area.

The proposal would not result in unacceptable impacts upon neighbouring amenity, heritage significance, parking provision, flood risk or ecology and is considered to comply with the Development Plan and the National Planning Policy Framework.

For the reasons set out above, the proposed development is considered to comply with the relevant policies of the Development Plan and the National Planning Policy Framework and planning permission should therefore be granted.

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