

DELEGATED OFFICER REPORT

PROPOSAL:	Roof alterations to include the addition of a rear dormer and hip to gable loft conversion with new rooflights and gable end window.
LOCATION:	Manor Barn, Lower Road, Havant, PO9 3LJ
REFERENCE NO:	APP/26/00358
APPLICANT:	Sarah Goodall & Eliot Clutten
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Jennie Fox
APPLICATION EXPIRY DATE:	17/07/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 Manor Barn is a detached 5 bedroom property to the south of Lower Road in the Old Bedhampton Conservation Area. The site lies behind a row of cottages and is accessed via a long gravel driveway leading to a small forecourt and integral double garage. Although of modern construction, the dwelling has the general appearance and layout of converted barns with 'T' shaped hipped roof single storey buildings connecting to a gable ended two storey element. The property is mostly brick built with modern uPVC fenestration and a slate roof. Much of the site is bounded by 1.8m high close-boarded fencing and is further screened by mature screen planting to the south-east and south-west boundaries. There is dense hedge planting to at least 2.5m in height along the north-east boundary. The front of the site is in a small area of surface water flooding.
- 1.2 The area immediately surrounding the application site is residential in character, with older properties to the north and west including converted buildings at Old Manor Farm. There is a new residential development to the south and east. Ground levels slope gradually downward from Lower Road toward the south. The Old Bedhampton Conservation Area Character Appraisal (2019) notes that the area is distinguished by surviving networks of lanes and streams and a generally irregular development pattern.

2. Planning History

APP/23/00905. Crown reduce 1 No Willow by 2M leaving a remaining height of 5M. Within Conservation Area of Old Bedhampton. PERMIT 13/02/2024

APP/14/00511. Discharge of Condition No. 4 of Planning Permission APP/10/00533. Decided 03/06/2014.

APP/13/00408. Discharge of Condition No's 3, 4, 5 and 6 of Planning Permission APP/10/00533. Decided 18/06/2013.

APP/12/01152. Application for non material changes to Planning Permission APP/10/00533 relating to change from car port to garage, addition of porch, change to location of front door, alterations to window sizes and location, addition of new roof

lights. PERMIT 30/11/2012.

APP/12/00160. Application for non-material change to Planning Permission APP/10/00533 relating to increase in width of western section and addition of 2No. velux rooflights. PERMIT 12/03/2012.

APP/10/00533. Revised application for construction of 1No. detached 4 bed house with car port and altered access to Lower Road. PERMIT. 04/11/2010.

Officer Comment

Permitted Development Rights for extensions and alterations under Part 1 Classes A, B, and C were removed under conditions 7 and 8 of APP/10/00533. Condition 9 prevents the construction of additional windows/doors or other openings shall within the east, west or north elevations without the prior written approval of the Local Planning Authority. Condition 12 states that all windows in the northern elevation of the building shall at all times remain glazed entirely with obscure glass.

3. Proposal

Roof alterations to include the addition of a rear dormer and hip to gable loft conversion with new rooflights and gable end window.

Officer Comment

The description was amended to include the proposed loft conversion works following discussion with the agent.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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 Risk)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM20	(Historic Assets)

Listed Building Grade: Not applicable
Conservation Area: Old Bedhampton

5. Statutory and Non Statutory Consultations

Conservation Officer

Proposal

Roof Alterations to include the addition of a rear dormer

Heritage Assets Affected

The application site is located within the Old Bedhampton Conservation, which is a designated heritage asset. The conservation area is subdivided into character areas, and the application site falls within Character Area 5 – Old Manor Farm, the significance of which is derived from agricultural style buildings of a simple vernacular style, utilising traditional or traditional style materials.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

In considering this application, 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)

Relevant policy considerations also include Section 16 of the National Planning Policy Framework (2024), particularly paragraphs 212, 213, 215 and 216, alongside Policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan.

Assessment

Significance

The application site comprises a residential property, constructed in the style of a converted barn, located within the Old Bedhampton Conservation Area, the significance of which is outline above. The property is set back from Lower Road and therefore has limited visibility, but the front elevation can be glimpsed through the access driveway on Lower Road.

Impact of the proposal

The proposal includes alterations to the roof including the insertion of roof light windows and the inclusion of a flat roof dormer on the rear facing roof elevation. The scheme has been amended since the pre-application stage whereby the dormer was proposed for the front elevation and following concerns raised, have repositioned this on the rear facing roof slope.

Level of Harm

Given that this would not be visible from any public vantage points and have very limited visibility from rear gardens at the rear, this would not result in harm to the significance of the conservation area. A condition should be included to request final details of materials including the style of roof light windows (conservation roof light windows should ideally be used).

Conclusion

The proposal would meet the test set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is consistent with the aims of the NPPF in conserving heritage assets, and with Policies CS11, CS16 and DM20 of the Havant Borough Local Plan.

NO OBJECTION subject to the inclusion of a condition requiring all new external materials, including roof lights, to be submitted and agreed in writing by the LPA, prior to use.
Langstone Harbour Board No comments received.
Councillor Michael Lind No comments received.
Councillor Philippa Gray No comments received.
Councillor Jason Beal No comments received.
Ecologist Thank you for consulting me on this application. I am content that the proposed works are unlikely to result in ecological impacts.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Number of neighbour notification letters sent: 9

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice.	18/06/2026	10/07/2026	Is in a conservation area
Press Advert		19/06/2026	17/07/2026	

Statutory advertisement: 19/06/2026

Number of representations received:

Comment	Officer Comment
The map used in the application is incorrect and does not show the properties that have been built in Cotton Way.	The block plan provided is up to date and accurately shows the relationship between the proposal and the properties in Cotton Way, which is discussed in further detail below.

Material planning considerations are addressed in Section 7.

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 Old Bedhampton Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(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 development management criteria.

(ii) Appropriateness of design and impact on the character of the Old Bedhampton Conservation Area

7.3 The proposal comprises roof works to the single storey parts of the dwelling. The loft within the section that links to the two storey element has already been converted and the works include two new rooflights to the north roof slope as well as a flat roofed dormer running the full length of the south roof slope. The loft within the hipped roof section would be converted, with new rooflights and a south facing hip to gable addition to allow space for a new rear window at first floor.

7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Local Plan (Allocations) 2014 seek to protect and, where appropriate, enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas.

7.5 The proposed dormer and hip to gable addition would not be visible from the front of the property or the wider conservation area. From the pathway within the development to the rear the existing two storey gable end would continue to be the most prominent element with the proposed dormer only marginally visible. The proposed hip to gable and new window would be a smaller version of the existing gable end and would also be similar in appearance to the gable ends at the Manor Farm complex. It is noted that a number of saplings have been planted immediately behind the application site that, once mature, would provide further screening. The Council's Conservation Officer was consulted and has requested that details of the proposed materials and rooflights be conditioned, but has otherwise concluded that the proposal would not result in harm to the significance of the conservation area.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy). It is considered that the scheme would conserve the visual amenity of the Old Bedhampton Conservation Area, in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the tests in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.7 The proposed rooflight to the south-west roof slope would be at high-level above a staircase and as such would not create overlooking towards properties in that direction. Following discussions with the agent, the proposed rooflights to the north-west were moved to be at least 1.7m above finished floor level to avoid overlooking towards Nos.1-3 Farm Cottages. The impact to these properties is therefore considered to be limited and acceptable.
- 7.8 Nos. 42 – 44 Cotton Way are bungalows to the south of the application site and are set at a slightly lower ground level than the host dwelling, with their rear gardens facing the proposed dormer and hip to gable conversion. Paragraph 5.05 of the Havant Borough Council Design Guide SPD (2011) indicates that where new windows would occur back-to-back with an existing dwelling there should be a minimum of 20m separation distance, noting that some overlooking of gardens from the upper floors of dwellings is unavoidable in most urban and suburban housing layouts. The proposed dormer would be approximately 28.9m from the existing bungalows and the proposed window within the hip to gable addition would be approximately 23.5m away. Therefore, whilst the proposal would result in a degree of overlooking, this would be similar or less than the impact from the existing first floor rear gable window and would meet the design guidance. As such it is not considered unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.
- 7.9 Properties to the east would be at least 30m from the nearest proposed east facing rooflight and no other proposed fenestration would be oriented in this direction. The proposed hip to gable addition would also be at least 30m away and the impact to these properties is therefore considered to be minimal.
- 7.10 Consequently, it is considered 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 and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8. Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT APPROVAL** for application APP/26/00358 subject to the following conditions:

Conditions:

- 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:

Location Plan
Proposed Block Plan 9257.25.0
Proposed Plans 9257.25.2 Rev. A
Planning Statement
Heritage Statement received 16 July 2026

Reason: To ensure provision of a satisfactory development.

- 3 No development shall commence until details, including samples where necessary, of the proposed rooflights and all external facing materials have been submitted to and agreed in writing by the Local Planning Authority. The approved materials shall be used in situ thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the character of the Old Bedhampton conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,