

16 Manor Close, Havant, PO9 1BD

The demolition of an existing rear extension, the dismantling of other outbuildings and the erection of a replacement single storey rear extension and the addition of a roof window.

Design, Access and Planning statement (incorporating the heritage statement)



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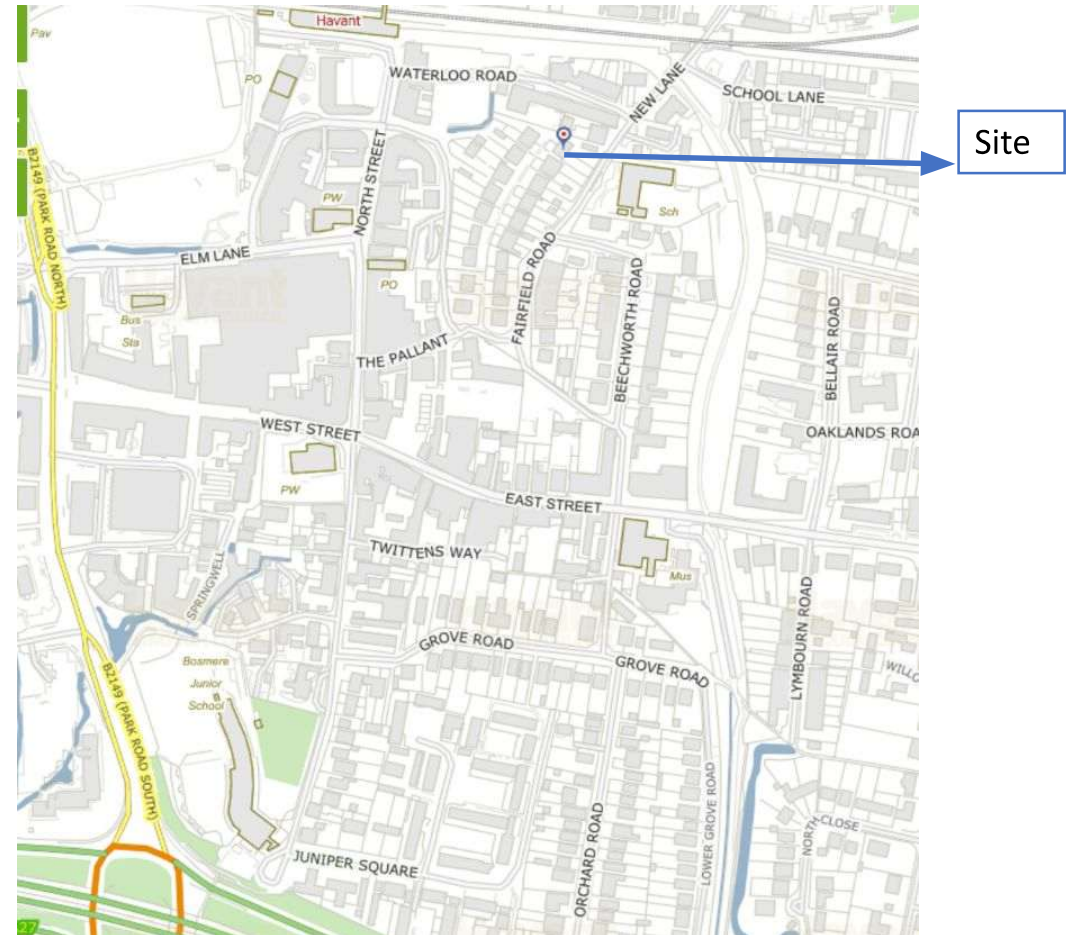
Introduction

This document, along with all planning drawings have been submitted by the current owners of 16 Manor Close.

The application site is located within the St Faith's Conservation Area. The property fronts onto Manor Close via its northwest-facing principal elevation, a pedestrianised lane, with dwellings orientated towards the path and separated from it by modest front gardens, contributing to the established character of the conservation area. The dwelling also benefits from a sizeable rear garden with vehicular access provided through a gate at the rear of the property, accessed from Fairfield Road. There are no significant changes in level between Fairfield Road and the application site.

The proposed works entail dismantling the current unused brick outbuilding as well as the wooden and polycarbonate conservatory in the back garden of which is structurally deficient, to then replace them with an attractive brick built single story rear extension. The proposal aims to significantly improve the quality of usable living space, natural light, ventilation and security to the ground floor.

The location of the site is shown on the map to the right.



Heritage Statement

According to Havant Borough Council’s local information requirements (2023&2024) A Heritage Statement is required for all applications affecting heritage assets including unlisted buildings in Conservation Areas and the scope and degree of detail necessary in a Heritage Statement should vary according to the particular circumstances of each application.

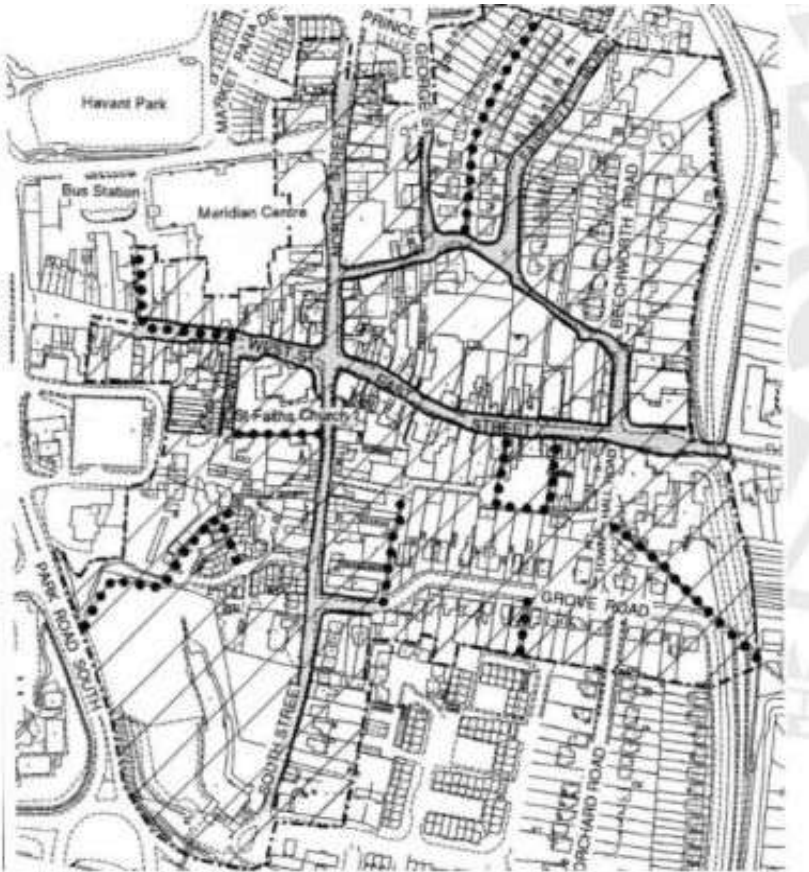
As the application site is situated within the St Faith’s Conservation Area, a designated heritage asset, this statement has been prepared to show understanding of the setting, historical context and heritage assets of St Faith’s Conservation Area and any possible impact or implications the development might have on these.

The St Faith's Conservation Area Appraisal and Management Plan identifies the diversity of architectural styles within Havant as one of the area's defining characteristics: "It is the diversity and eclecticism of the buildings of Havant that is the most striking feature of the conservation area. Within a relatively small area, there is a wealth of architectural styles and motifs. This mix enlivens the street scene and makes for very attractive townscape of regional significance." (Para. 7.4.1)

The proposal has been designed to work within the flexibility afforded by planning policy whilst respecting the established Arts and Crafts character of the original dwelling and the wider Manor Close development. The extension adopts a complementary form and uses sympathetic materials and detailing that reflect the existing property.

The Appraisal further notes: "Despite the devastating fire in the eighteenth century which destroyed much of the central core of Havant, the town has a high degree of architectural and historic quality and interest in its built form from the eighteenth, nineteenth and twentieth centuries. It has maintained its relatively modest and intimate scale commensurate with its historic role as a small market town." (Para. 7.4.2)

The proposed extension is modest in scale and proportionate to both the host dwelling and its generous plot. As such, it does not alter the intimate character or scale that contributes positively to the significance of the Conservation Area.



The Conservation Area Appraisal also highlights the importance of building rhythms and plot arrangements: "Many of the plot widths survive from the medieval planned town and the buildings which now stand on these plots fronting the main thoroughfares having a pleasing rhythm and grain to them with their variation being a significant part of the character of the St Faith's Conservation Area." (Para. 7.4.3)

The width of the proposed extension remains subordinate to the original dwelling and is confined to the rear of the property. Consequently, it does not interrupt the established rhythm or grain of development which contributes to the area's character.

In relation to historic building forms, the Appraisal notes: "The eighteenth century is well represented in Havant. The buildings have a consistency to the plan (usually symmetrical)..."In responding to this historic character, the design seeks to maintain a balanced and coherent appearance. The proposed parapet wall has also been designed in consultation with the adjoining owner to allow for the possibility of a future complementary extension to No. 17, should one ever be pursued.

Manor Close Assessment Against the Conservation Area Appraisal

Conservation Area Appraisal	Proposal Response
"The two storey houses are paired with pitched roofs and bays facing onto a central access path. The building line is consistent in groups as the development cranks to the east through the site."	The proposed extension is located wholly to the rear of the dwelling and will not be visible from the central pedestrian path. The established building line and relationship between dwellings and the path will therefore remain unchanged.
"All the houses form a very cohesive and well defined group. Within this, the pairing of houses and the gaps between pairs is an important part of the character of the conservation area."	The proposal retains the full width of the existing gap between the paired dwellings and does not result in the linking of buildings. The established spatial character of Manor Close is therefore preserved.
"...the surviving sections of wall facing Prince George's Street, The East Pallant and Fairfield Road could be said to also form a group of some importance..."	The proposal does not affect any section of the historic boundary wall and therefore preserves this important surviving feature.
"A combination of brick... combined with machine made clay tile roofs defines the houses within this character area."	The extension has been designed to complement the existing dwelling through the use of sympathetic materials. High-quality thermally efficient aluminium windows are proposed only on the rear elevation, where visibility from the public realm is extremely limited.
"There is a localised view looking up the central path of the development	No alterations are proposed to the front garden or its relationship with

Manor Close Management Plan Objectives

Management Plan Requirement	Proposal Response
Control of roof extensions of any kind	No roof extension is proposed.
Resistance to the linking of buildings or the closing of gaps in any way	The existing side gap between the paired dwellings will be retained in full.
Retention of the original Manor House wall	The historic boundary wall will remain unaltered and unaffected by the development.

The proposal has been assessed against the relevant provisions of the St Faith's Conservation Area Appraisal and Management Plan. It is considered that the development preserves the key characteristics identified within these documents, including the paired form of the dwellings, the gaps between buildings, the central pedestrian route and the surviving historic boundary walls. Accordingly, the proposal will preserve the character and appearance of Manor Close and the wider St Faith's Conservation Area.

Assessment of Impact

Whilst 16 Manor Close is an attractive and well-proportioned dwelling, it possesses limited heritage value in its own right. Its significance is instead derived from its contribution to the wider group value of Manor Close and the role it plays within this planned development. Despite a number of incremental alterations and extensions over time, the dwellings at Manor Close continue to "form a very cohesive and well-defined group" and create an attractive and enclosed residential environment.

The photographs below show the rear elevation of the property as viewed from Fairfield Road. It demonstrates how the existing entrance gate and boundary treatment largely screen the ground floor from public view, including the location of the proposed extension.

The proposed rear extension would preserve the established character and appearance of Manor Close and would not undermine the contribution that the development makes to the St Faith's Conservation Area. Owing to its position to the rear of the property and the screening provided by existing boundary features, the extension would have very limited visibility from the public realm. Furthermore, it would not affect the established pairing of the dwellings or the characteristic gaps between buildings that contribute to the area's spatial character.

Overall, it is considered that the proposed development would result in no more than a negligible impact on the significance of Manor Close or the wider Conservation Area. Consequently, there are no heritage grounds upon which planning permission should be withheld.



Site & Surroundings

The application property is situated within Manor Close; a residential development located on the eastern edge of Havant Town Centre.

Manor Close comprises a distinctive residential development dating from the 1930s and 1940s. The road contains two broadly recognisable phases of development, with the dwellings at the western end generally predating the Second World War and those at the eastern end constructed in the post-war period. The layout is unusual in that the principal elevations of the dwellings face onto a central pedestrian route, with front gardens separating the properties from the path. Vehicular access, parking areas and rear gardens are instead located to the outer edges of the development, facing the surrounding roads.

The historical development of the site is of particular interest. Prior to the construction of Manor Close, it is believed that the land was occupied by a manor house that was later adapted for educational use as a school. Following its demolition in the pre-war period, the site was redeveloped for housing. Historical records and local accounts indicate that parts of the site may have been used for military training purposes in the intervening period. No. 16 is believed to be located within the former school recreation area, with the existing rear boundary wall potentially representing a remnant of the historic school boundary.

No. 16 is a pre-war semi-detached dwelling situated towards the western end of Manor Close. The property's rear garden and driveway face Fairfield Road, opposite Fairfield Infant School.

The surrounding area is predominantly residential in character. Waterloo Road lies to the north, whilst Fairfield Road forms the eastern boundary and contains a mix of residential properties and Fairfield Infant School. To the south lies The Pallant, beyond which is East Pallant Car Park. Prince George Street is located to the west and provides a transition to Havant Town Centre.



Number 16 is semi-detached dwelling of brick construction, attractive hipped roof, double bay windows to the front elevation and two large dormers extending the spaces on the first floor. To the rear there is a wooden built conservatory in a poor state of repair and single leaf brick outbuilding housing some storage space and an unused toilet.

Below shows the existing dilapidated lean-to extension, outbuilding and unused toilet which are to be dismantled.



Planning History

All planning history available on the Havant Borough Council public register concerning 16 Manor Close as listed below.

Reference Number	Application type	Description	Date	Decision
APP/24/00006	Notification of proposed works to trees in a conservation area	Fell, grind and replant 4No. Conifer trees G1 and T1 on the arial plan, within Conservation Area of St Faiths.	13/2/2024	No objection
APP/13/01163	Notification of proposed works to trees in a conservation area	Reduce 1No. Conifer (T1) by 3m and reduce 1No. Conifer (T2) by 3m. All within conservation area of St Faiths.	20/12/2013	No objection

Similar applications within the last 4 years involving extensions, also situated at Manor Close, detailed below.

Reference Number	Address	Description	Date	Decision
APP/25/00327	34 Manor Close, Havant, PO9 1BD	Garage extension, revised fenestration, render to elevations, removal of chimney and removal of pedestrian gate entrance to south elevation. Additional landscaping alterations.	16/9/2025	Approve with Conditions
APP/22/01038	26 Manor Close, Havant, PO9 1BD	Retrospective application for a single storey rear extension (revised scheme).	29/6/2022	Approved
APP/22/00335	32 Manor Close, Havant, PO9 1BD	Proposed single storey rear extension and loft conversion.	29/6/2022	Approved

Flood Risk

The applicants have considered the flood risk of the area and with the use of the [gov.uk](https://www.gov.uk) flood risk map and have determined that the whole of the site is within flood zone 1 and therefore a low risk of flooding from surface water, rivers and sea.



This map available on the [gov.uk](https://www.gov.uk) website:

Dark blue: flood zone 3
Light blue: flood zone 2
No shading: flood zone 1

The Proposal

Overview

The proposal seeks planning permission for the demolition of the existing rear lean-to extension and detached outbuilding and their replacement with a single-storey rear extension.

The existing lean-to extension is of limited architectural merit and has deteriorated over time to such an extent that replacement is considered more appropriate than repair. In addition, the existing rear access arrangement provides a relatively low level of security, relying upon a single-glazed door and basic locking mechanisms. The proposed extension has been designed to provide high-quality, secure and energy-efficient accommodation that better meets the needs of modern family living. In design terms, the extension seeks to complement the original dwelling by reflecting its established proportions, form and architectural character through the use of sympathetic materials and detailing.

The proposal will replace an unattractive and deteriorating structure with a coherent and well-designed addition that sits comfortably alongside the existing building. Although positioned to the rear of the property where visibility from the public realm is limited, the proposal will nevertheless result in a noticeable enhancement to the overall appearance, functionality and security of the dwelling, whilst providing a substantial improvement in the quality and usability of the internal living space.

Amount

The proposed extension would have a Gross External Floor Area of approximately 30.9m². This remains significantly smaller than the footprint of the existing dwelling, which extends to approximately 67m². The existing rear lean-to extension has a Gross Internal Floor Area of approximately 11.3m², whilst the detached garden shed extends to approximately 2m². Together these structures provide a combined floorspace of 13.3m². The proposed extension would provide approximately 25.2m² of internal accommodation, representing a net increase of around 11.9m².

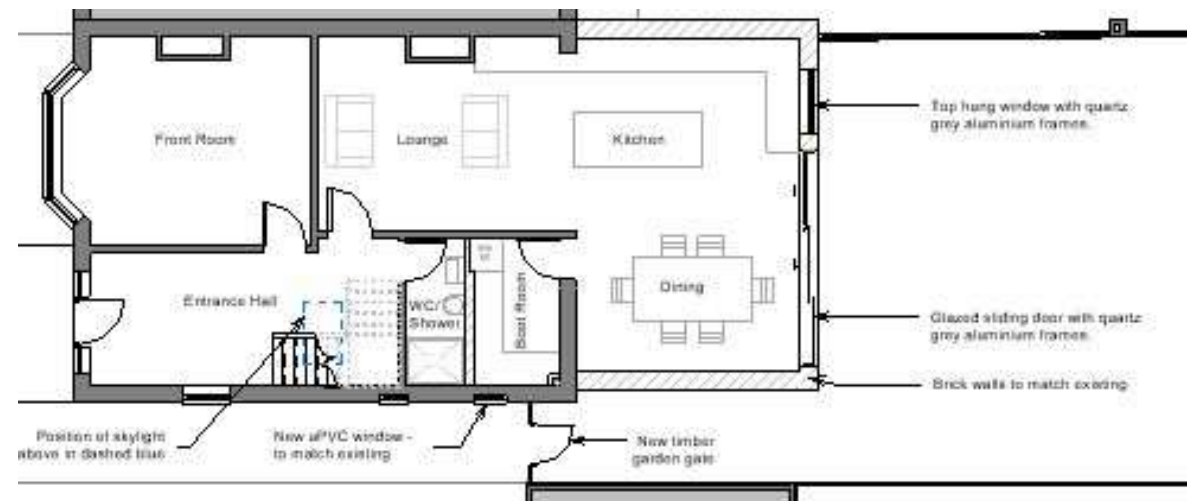
Whilst the proposal results in a modest increase in floorspace, much of the development replaces existing built form. The extension has been designed to be complementary of the the scale, proportions and character of the original dwelling. Consequently, the amount of development proposed is considered proportionate to both the property and its setting within the St Faith's Conservation Area.

Access

The proposal will not alter existing pedestrian or vehicular access arrangements. Parking will continue to be provided to the rear of the property, accessed from Fairfield Road. A sufficient gap will be retained between the proposed extension and the side boundary to maintain pedestrian access between the front and rear of the property. A replacement side pedestrian gate will also be installed close to its original placement.

Layout

The proposed extension will be situated to the rear of the property, projecting approximately 4.5m beyond the original rear wall and extending to a width of approximately 6.85m. The ground floor layout will be reconfigured to provide more practical and efficient living accommodation. The existing kitchen will be converted into a utility room and separate shower room with WC. The extension will accommodate a new open-plan kitchen and dining area and relocation of the kitchen will also allow the existing dining room to function as a dedicated family room, improving the overall flow, flexibility and day-to-day usability of the dwelling.



Drawing above cropped from proposed floor plans drawing - P100



Drawing above is a 3D perspective rendering based on a to-scale computer model

Design

The proposal has been designed to improve the functionality, accessibility and sustainability of the dwelling whilst respecting its existing character and appearance.

The inclusion of a ground floor shower room and WC will enable the property to better meet the needs of a wider range of occupants and visitors whilst providing greater flexibility should mobility requirements change in the future.

The reconfigured internal layout reflects modern living patterns by creating a larger kitchen and dining space whilst improving the flow of accommodation throughout the ground floor. The extension will also increase the amount of natural light and air entering the dwelling, creating a brighter and more pleasant living environment.

Externally, the extension has been designed to complement the form and character of the existing dwelling. The half-hipped roof reflects the roof design of the existing property, helping the extension to appear as a natural addition.

The proposed parapet wall has also been designed to accommodate any future extension of the adjoining property should this be pursued at a later date.

The development will incorporate modern construction methods and materials, including improved insulation and energy-efficient glazing, which will enhance the thermal performance of the property and contribute to reduced energy consumption.

The replacement of the existing rear access arrangement will also provide a higher level of security for the occupants.



Image of type of clay tile proposed
for use

External materials

Special care has been taken to allow for a 15 degree slope on the roof - the minimum needed for interlocking roof tile in a colour matching that of the main roof as far as is practicable. The new extension roof aims to be a better quality of the existing main roof and to far surpass the existing extension's polycarbonate roof.

- The red clay brick selection will be as close a match to the existing as is practicable.
- The sliding door and window frames of the new extension will be aluminium in quartz grey.
- The replacement side window, currently uPVC, will be replaced like-for-like in materials, colour and proportion.
- The roof windows will be openable Velux's with aluminium external frames in a RAL 7043 colour.

Policy

Below details how relevant policy has been considered within the proposal.

<u>National Planning Policy Framework - (August 2026)</u>	Comments
<i>Section S3 p24: “Decisions on development proposals should apply a presumption in favour of sustainable development ” & Section DP3 2b p66: “2. To create well-designed places, development proposals should ...contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating”</i>	The proposed aims to improve heat retention in the winter through high quality windows, doors and insulation and seeks to improve ventilation in the summer, through openable roof windows. The materials selected for the proposal are of a higher standard than the existing with long-lasting and easy-maintenance properties. The addition of a downstairs WC will provide more inclusive services for future residents, and/or future needs of the owners.
<i>Section L2d p56-7: “Substantial weight should be given to the benefits where a development proposal would achieve ...Creating additional homes or floorspace within settlements by ... sensitive redevelopment or additional development within existing plots. ”</i>	The proposal suggests a small addition to the existing plot of the house, creating more usable floorspace within a settlement. The proposal also complies with the guidance set out in the section L2di,ii and iii.

Continued..

<u>National Planning Policy Framework - (August 2026)</u>	Proposal
<p>Section DP3 1 p66: <i>“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surrounding.”</i> & DP3 2g p.67 <i>“ Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.”</i></p>	<p>The new addition will be subservient to the existing house with a slimmer overall width, a low roof ridge and a mass not visible from the public realm. The materials, style and proportions of the proposed extension directly reflect those of the existing house and aim to be an attractive, modest addition to the characterful house.</p>
<p>Section F8 p86: <i>Sustainable drainage systems and watercourses 1. Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.</i></p>	<p>The proposal is within flood zone 1 and is a small-scale development, a sustainable drainage system proportionate to the scale of the development will be designed by a drainage specialist.</p>

The Local Plan

The extension has been designed to be in keeping with the Havant Borough Core Strategy (March 2011). Below are excerpts which have been specifically considered and reflected in the proposal.

CS9 (Housing) “4. Planning permission will be granted for development that: Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.” & “8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.”

CS15 (Flood and Coastal Erosion Risk) “2. The site is located in a low hazard area as defined in the Strategic Flood Risk Assessment.”

CS16 (High Quality Design) 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.” “1a. Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site”. “1c. 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;” “1e. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.” “3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.” “7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.”

CS17 (Concentration and Distribution of Development within the Urban Areas) “Development will be permitted that makes the most effective use of land in the borough by granting planning permission that: 2. Prioritises development on previously developed land”

Conclusion

The proposal has been carefully developed having regard to the relevant policies of Havant Borough Council and national planning guidance. It represents a proportionate and well-considered form of development that will provide improved living accommodation within a sustainable location, without giving rise to any unacceptable impact on neighbouring amenity or the character and appearance of the surrounding area.

The proposal will replace an existing rear lean-to extension and detached outbuilding that are in a poor state of repair and make limited positive contribution to the dwelling. In their place, the proposal will deliver a high-quality extension that has been designed to complement the scale, proportions and architectural character of the original property through the use of sympathetic design and materials. The extension will provide a meaningful enhancement to the quality, functionality and adaptability of the accommodation, including improved family living space, enhanced security and better accessibility through the provision of a ground-floor shower room and WC. Modern construction methods, improved insulation and energy-efficient glazing will also improve the environmental performance of the dwelling and reduce future energy demands.

Importantly, the development preserves a generous private rear garden, which will continue to extend approximately 20.7m beyond the proposed extension. The extension will remain largely screened from the public realm and will not be visible from Manor Close, ensuring that the established character of the area is maintained.

This proposal has also considered the heritage implications of the proposal. It is concluded that the development will preserve the significance of Manor Close and the wider St Faith's Conservation Area. Indeed, by replacing deteriorating structures with a well-designed and sympathetic extension, the proposal will result in a modest enhancement to the appearance of the property and its contribution to the Conservation Area.

Overall, the proposal represents a sympathetic, sustainable and appropriate form of development that delivers clear benefits to both current and future occupants whilst preserving the character, appearance and significance of its historic setting. It is therefore considered that planning permission should be granted.