Havant Borough Council

Heritage Consultation Response

Date – 14/10/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00634

Site Address – 16 Manor Close, Havant

Proposal

Demolition of existing rear lean-to extension and outbuilding to be replaced by a single storey rear extension and a roof window.

Heritage Assets Affected

The site is located within the St Faith's Conservation Area, a designated heritage asset. The application property is an unlisted, semi-detached dwelling situated within Manor Close, a planned, early twentieth-century residential development.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

Regard must also be had under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 August 2026)

Relevant policy considerations also include Section 20 of the National Planning Policy Framework (2026, alongside Policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan.

Assessment

Significance

The site lies within the St Faith's Conservation Area. The application property is an unlisted dwelling within Manor Close, an area identified in the Conservation Area Appraisal as making a positive contribution to the character and appearance of the conservation area through its cohesive layout, paired dwellings, consistent building line and strong sense of enclosure. The significance of the site comes mainly from its contribution to the overall character of Manor Close, rather than from the individual historic or architectural interest of the building itself.

Impact of the proposal

The proposal relates to the demolition of existing modern rear additions and outbuildings and the construction of a replacement single-storey rear extension. The works are confined to the rear of the property and would not affect the principal elevation, established building line, spatial layout of Manor Close, or the characteristic gap between dwellings.

Given the rearward location of the extension and its limited visibility from the public realm, the proposal would have a negligible visual impact on the character and appearance of the conservation area. Subject to the use of appropriate external materials, the scale, form and design of the extension are considered sympathetic to the host dwelling and would preserve the significance of the St Faith's Conservation Area.

Conclusion

Having regard to the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered to preserve the character and appearance of the St Faith's Conservation Area. The works are limited to the rear of the property, would have minimal visibility from the public realm, and would not harm the significance of the conservation area. Accordingly, no heritage objection is raised.

The proposed materials are identified within the Heritage Statement and the development should be constructed in accordance with those details.

NO OBJECTION