

OFFICER REPORT FOR COMMITTEE
DATE: 11/12/2019

P/19/1206/FP
RICHARD GUSTAR

FAREHAM EAST
AGENT: RICHARD GUSTAR

REPLACEMENT FRONT DOOR

52 NORTH WALLINGTON, FAREHAM

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

- 1.1 This application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

2.0 Site Description

- 2.1 This application relates to a detached dwelling on the south-eastern side of North Wallington.
- 2.2 The dwelling is a non-listed building within Wallington Conservation area.

3.0 Description of Proposal

- 3.1 Consent is sought for the replacement of a UPVC front door with a Sapele hardwood six panel door with two of the top panels being glazed.

4.0 Policies

- 4.1 The following policies apply to this application:

National Planning Policy Framework 2019

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP5: Protecting and Enhancing the Historic Environment

5.0 Relevant Planning History

- 5.1 There is no relevant planning history

6.0 Representations

- 6.1 No letters of representation have been received.

7.0 Consultations

7.1 None

8.0 Planning Considerations

- 8.1 The application site is located within Wallington Conservation Area. On 17 September 2017 an Article 4 Direction was placed on parts of the area withdrawing the permitted development rights for certain types of work. This dwelling had a range of permitted development rights removed including for a replacement door which fronts or is visible from a highway.
- 8.2 The direction was put in place in order that the Council can protect the character and appearance of the conservation area which is the principle consideration in the determination of this application.
- 8.3 In considering a planning application in a conservation area, the local planning authority has a statutory duty under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing its character or appearance. To satisfy this test the proposal must preserve the character or appearance of the conservation area, leaving it unharmed.
- 8.4 Wallington Conservation Area is a designated heritage asset. National Guidance contained in the National Planning Policy Framework (para 192) states that "In determining applications, local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness."
- 8.5 Policy CS17 of the Core Strategy expects development to respond positively to the key characteristics of an area, including heritage assets. Policy DSP5 of the Local Plan Part 2 supports development proposals that preserve or enhance the character, setting and appearance of a conservation area.
- 8.6 The dwelling currently has a modern UPVC brown front door which is out of keeping with the historic character of the building and area. The proposed door would be of a more traditional design and material. The door is to be hand made from Sapele Hardwood and would have six panels. Officers are of the view that the proposed door would offer an improvement to the character of the building and its setting within the conservation area and would therefore preserve the character and appearance of the conservation area.
- 8.7 The proposal therefore accords with guidance contained in the National Planning Policy Framework, Core Strategy policy CS17 and policy DSP5 of the adopted Fareham Borough Local Plan Part 2.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration of a period of three years from the date of the decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

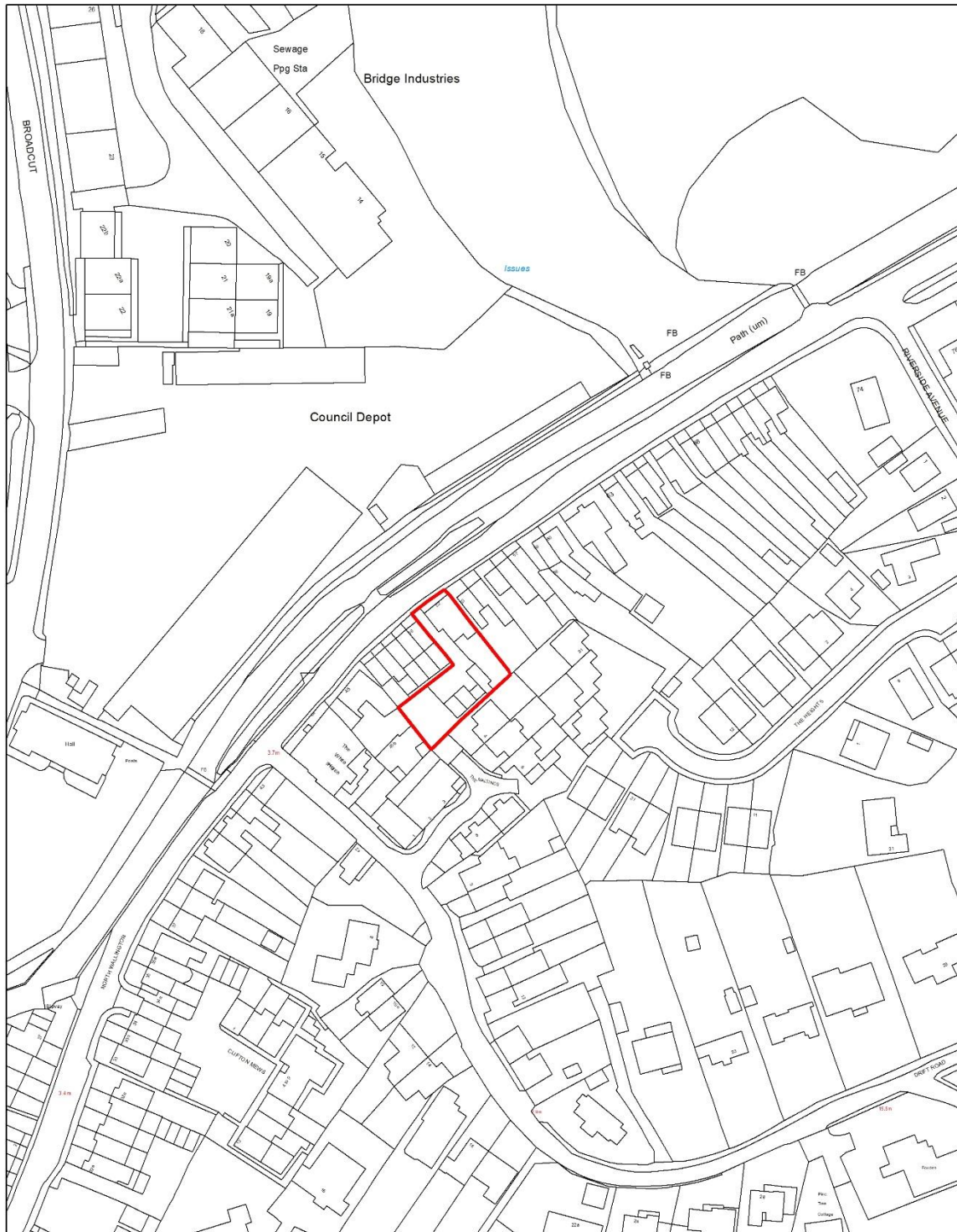
2. The development shall be carried out in accordance with the following approved documents:

a) Proposed Elevation, Section and Door Details Plan

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



52 North Wallington
Scale: 1:1,250



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