
Site Address:	Mill Lodge, 5 Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Part single, part two storey rear extension, incorporating residential annexe, following demolition of pool house.		
Application No:	APP/18/01218	Expiry Date:	04/02/2019
Applicant:	Mr & Mrs Cha		
Agent:	Mr Pike	Case Officer:	Bee Crawford
	Pike Planning		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an 'L' shaped older style detached dwelling and detached garage comprising single storey and two storey accommodation with a separate pool house, situated in Mill Lane Conservation Area. It has a red tiled pitched and hipped roof and elevations of red multibrick. The site is level with vehicular access via a private drive which also serves two properties to the south. The rear garden has a depth in excess of 34 metres and is mainly laid to lawn with a patio, mature trees and shrubs and is enclosed by 1.8 metre high fencing and mature hedges over 2 metres in height.
- 1.2 Modern two storey detached properties are to the south and west, the Hayling Billy Trail public footpath, characterised by trees and vegetation with two storey detached properties beyond are to the east and a wooded copse is opposite. The area is of low density with two storey detached properties of similar and different age, style and design some of which are located in Mill Lane Conservation Area.

2 Planning History

APP/16/00929 - Demolition of existing single storey structure, proposed single storey rear extension, alterations to existing pool house, new detached car port, including alterations to boundary wall, withdrawn 25/10/2016.

APP/17/00176 - Single storey rear extension; alterations to existing pool house; new detached car port; alterations to boundary wall. (Resubmission), permitted 03/04/2017. At the time of the Officer's site visit this permission had not been implemented.

3 Proposal

- 3.1 The proposal is for the construction of a part first floor, part two storey and single storey rear extension, incorporating residential annexe, following demolition of pool house.

4 **Policy Considerations**

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Mill Lane (Langstone)

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

I have no objection to the proposal. The Conifers to be removed are clearly a hedge and although they are a feature and soften the boundary, they do not fit the criteria to be made the subject of a Tree Preservation Order.

Community Infrastructure

No comment.

Conservation Officer

5 Mill Lane is a nicely detailed traditional property which is located within the Mill Lane Conservation Area. The property is located off Mill Lane but access to the garage is served by a private drive from Mill Lane which also serves adjacent properties to the south.

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.

Planning permission was granted in April 2017 for a single storey rear extension, alterations to existing pool house, new detached car port and alterations to boundary wall. The current scheme removes the proposal for the car port and seeks to demolish the pool house and rebuild a part two-storey, single storey extension.

The proposed scheme is a great improvement in comparison to the extant permission as rather than reworking the flat roof design, pitched roofs are proposed with superior detailing in the form of fenestration, projecting gable features and decorative plinths. The ridge heights of each extended section step down so that the building bulk is

greatly reduced, whilst achieving subservience to the host dwelling.

Therefore, although an increase from purely single storey, the proposed extension is of a design that would not cause an adverse impact on the character of the Conservation Area and would complement the main dwelling.

Conclusion

No Objection subject to the following conditions being included:

1. Material samples to be submitted and agreed.
2. Window and door details 1:20 and 1:50 to be submitted and agreed.

Developer Services, Southern Water

Southern Water has no objection for the above proposal.

Southern Water's current sewerage records do not show any public sewers to be crossing the above site. However, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

NB: informative recommended.

Langstone Harbour Board

No response received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: 14/12/2018

Number of representations received: 0

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
- (iii) Impact upon Mill Lane Conservation Area

- (iv) Impact upon neighbouring properties
- (v) Use of the annexe
- (vi) Developer contributions
- (vii) Impact on trees
- (viii) Flood issues
- (ix) Parking

(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. As the site lies within Mill Lane Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

(ii) Appropriateness of design

- 7.3 The proposal is for the construction of a part first floor, part two storey and single storey rear extension, attached to the southern-most elevation of the property to provide residential annexe accommodation. The development would result in a generous increase in the volume of the property, however it is of a cohesive design and would relate well to the existing property. The proposal would not be visible from the public realm.
- 7.4 The scheme will extend over the current balcony, infilling the existing patio area and replacing the pool house. The two storey and single storey element of the proposal has a width of 4.9 metres and a depth of 15.9 metres, although it is 3.7 metres less than the southern-most elevation of the pool house which is to be demolished. It has pitched and hipped roof elements and harmonises with the existing property in terms of design and fenestration details.
- 7.5 The Council's Conservation Officer considers that the proposed scheme is appropriate and demonstrates subservience to the host dwelling.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon Mill Lane Conservation Area

- 7.7 The property is an unlisted building in Mill Lane Conservation Area and the Council's Conservation Officer is of the view the proposed extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The revised scheme is a great improvement in comparison to the extant permission as rather than reworking the flat roof design, pitched roofs are proposed with superior detailing in the form of fenestration, projecting gable features and decorative plinths. The ridge heights of each extended section step down so that the building bulk is greatly reduced, whilst achieving subservience to the host dwelling. The proposed extension is of a design that would complement the main dwelling. In terms of the impact on the conservation area it is considered that the proposal will preserve the character and is therefore acceptable.

(iv) Impact upon neighbouring properties

- 7.8 The extension has ground and first floor windows, french doors and rooflights in the western elevation. Whilst the first floor windows in this elevation could be perceived to increase the level of overlooking to the properties to the east, this is in excess of 20 metres from the western boundary of the property which adjoins the private access road. Furthermore, the rear garden of the property benefits from good screening and the rear elevation of the nearest property to the west is approximately 7 metres away, which meets the 24 metre back to back distance recommended in the Havant Borough Council Design Guide SPD. Additionally a degree of overlooking already exists from the rear first floor windows and it is judged the new windows would not result in any additional overlooking.
- 7.9 There is one small window in the ground floor eastern elevation of the extension serving an en-suite and three high level rooflights in the single storey element and one in the two storey element of the extension. The rear boundaries of the properties to the east are approximately 15 metres away beyond the Hayling Billy Trail public footpath with the closest rear elevation of the property at 32 Langstone Road a further 13 metres away. It is therefore considered that any impact to the properties to the east would be negligible.
- 7.10 There is one first floor window of a modest size in the southern elevation of the proposal, however it is 21 metres from the southern boundary of the site with the northern elevation of the property at number 5a a further 6 metres away, which again meets the 24 metre back to back distance recommended in the Havant Borough Council Design Guide SPD.
- 7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). There are no properties to the north of the site. It is noted no letters of objection were received with respect to the scheme.

(v) Use of the annexe

- 7.12 The annexe would be contained within the main property, although it would have a separate entrance and could potentially be utilised as a self-contained unit. Supporting information has been submitted with the application indicating the use of the accommodation is for the applicants' elderly relatives, which was confirmed by the agent during the Officer's site visit. However, It is important that the ancillary relationship between the extension and existing dwelling be maintained, as independent occupation would suffer from lack of amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also be contrary to the NPPF and policy CS17.
- 7.13 In addition, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and Allocations Plan policy DM24. For these reasons, a planning condition is recommended to restrict the use of the extension only for the stated purpose, precluding it from being established as a separate unit of accommodation.

(vi) Developer contributions

7.14 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant .

7.15 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 95 sqm which generates a total CIL liability of £10,619.64. It is noted that self build residential annexe exemption has been claimed in relation to the development.

(vii) Impact on trees .

7.16 The impact of the development on the adjacent trees has been assessed and the Council's Arboriculturalist raised no objection. The Conifers to be removed are clearly a hedge and although they are a feature and soften the boundary, they do not fit the criteria to be made the subject of a Tree Preservation Order.

(viii) Flood issues

7.17 The site is within Flood Zones 2 and 3, however the proposed development is for the construction of an extension, incorporating a residential annexe, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

(ix) Parking

7.18 Whilst there is an increase in the number of bedrooms from four to six, this would not change the requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). It is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01218 subject to the following 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 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

1:20 and 1:50 elevations and floor plan; including the method of fixing, the materials used, method of opening and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 002 B Location plan, site plan, existing floor and elevation plans
Drg no. 020 D Proposed floor and elevation plans
Planning, design and access statement
Flood risk assessment
Updated tree survey dated January 2019

Reason: - To ensure provision of a satisfactory development.