

	Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. The Ash tree in the rear garden closest to the proposed development should not be affected. Any work to it would need a separate S211 notice to be submitted as it is within a designated Conservation Area.

Officer Comment: *An informative shall be included with the decision*

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2014-2019), The Chichester Harbour Planning Principles (version 1.1 July 2017), and The Chichester Harbour AONB Joint SPD (May 2017).

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No Objection

Should the LPA be mindful to grant planning permission, the Conservancy suggests that the following stipulations are applied:

- schedule of materials to be as indicated on submitted application forms / to match existing
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes
- all roof lights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

If you require any further clarification with regards to this recommendation, please contact the CHC Planning Office.

Officer Comment: *An informative shall be included with the decision*

Conservation Officer**Updated Comments:**

Based on Peter's confirmation of materials - natural oak left untreated and ivory finished render, I raise no further objections.

Previous Comments:

Conservation Officer: Holding Objection

No. 5 Harbourside sits within a modern development of large detached dwellings in the Mill Lane Conservation Area.

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.

The proposal is for a first-floor extension to the rear with a Juliette balcony and creation of balcony to the rear at first floor, revised fenestration to the property, proposed render and cladding and removal of the conservatory and creation of an orangery in its place.

Whilst the extensions to the property are considered to be acceptable in terms of the impact on the character of the property and the visual amenity of the conservation area, the introduction of a cladding material could be potentially harmful, dependant on the colour and finish. Whilst the properties within the cul-de-sac differ slightly in design, there is a degree of uniformity with the use of brick and tile hanging materials.

Conclusion - a holding objection is raised until further clarification is provided as to the colour and finish of the external cladding.

Environment Agency

No comment

Langstone Harbour Board

No comment

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: 3

Number of site notices: 1

Statutory advertisement: 25/01/2019

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) Impact upon the conservation area, AONB and character of the area
- (iii) Effect on neighbouring properties

(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. The dwelling is situated in the Mill Lane Conservation Area and as such regard must be paid to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Impact upon the conservation area and character of the area

- 7.3 Due to the position of No 5 being away from the main highway and accessed via a private road the property does not have a prominent appearance on the streetscene and therefore any works proposed to the dwellinghouse shall be screened from the public realm. The works shall be viewable from the waterfront which is to the rear of the site however from being approx 55m from the rear boundary the works are considered to not appear dominant nor to impact the character of the area significantly where examples of development are present.
- 7.4 The works proposed to No 5 are large in scale but it is noted that the plot size available is extensive and that the proposal retains set offs from the boundaries and follows a similar footprint to the rear therefore appearing proportionate and acceptable on No 5 and not leading to excessive bulk or dominance on the property.
- 7.5 Due to the works being set within the Conservation Area the Conservation Officer has been consulted in regards to the proposal. Comments have been made '*Whilst the extensions to the property are considered to be acceptable in terms of the impact on the character of the property and the visual amenity of the conservation area, the introduction of a cladding material could be potentially harmful, dependant on the colour and finish. Whilst the properties within the cul-de-sac differ slightly in design, there is a degree of uniformity with the use of brick and tile hanging materials*'. As a result, materials have been altered which propose an oak natural untreated cladding with an ivory finished K-Rend render to part of the elevations of No 5. Revised comments raise no objection to this and this material shall be conditioned as part of any decision to ensure the works have an acceptable impact on the Conservation Area.
- 7.6 The site is adjacent to the AONB and the Harbour Conservancy have been consulted in regards to the works. No objection has been raised however a few advisements have been made which shall be included as informative's with any decision.
- 7.7 The proposal is therefore considered to preserve the character of the conservation area and AONB and thus accords with the statutory duty set out in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and policies CS16, CS11 and DM8 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 No 4 Mill Road is the adjacent property to the east. This property has recently been re-built and moved further south in its plot whilst retaining a set off from the shared boundary to the west by approximately 4.5m. The design of the property has a pitched gable roof and stand out balconies within the rear elevation at first floor. The proposed works at No 5 shall bring works in closer proximity to No 4 and shall be increased in depth to the front joining the main home to the garage. However, this part of the development shall be single storey in height only and shall be set off the boundary by approximately 1m which complies with guidance outlined in the Borough Design Guide when it comes to acceptable development. Although the depth shall be increased this shall be by a modest amount and shall be in line with the existing development at No 4 which is considered to not lead to a significant adverse impact.
- 7.9 The two storey element proposed at No 5 shall be set further away from the neighbouring dwelling by approximately 8.5m. This distance combined with a pitched roof design is considered to ensure that light levels reaching the neighbour are not significantly impacted nor shadowing created as a result. A balcony to the east side of No 5 shall be removed with a juliet balcony put in its place which is considered to improve the existing relationship between the two properties. The works, therefore, are considered to result in a limited and acceptable impact to No 4.
- 7.10 No 6 Harbourside is the dwellinghouse to the west and is set away from No 5 by approximately 10.8m. The works proposed to No 5 are in the majority, screened from No 6 by the original dwellinghouse and as such, the visual impact from the neighbour is unlikely to be significantly altered. The single storey rear extension shall be replaced to similar dimensions as the existing conservatory which is considered to result in a limited impact. The proposed two storey works shall be in line with the existing property resulting in an acceptable relationship with No 6 with the rooflights proposed within the roof side elevation proposed to be at high level so as not to cause any over-looking or loss of privacy. The works, therefore, are considered to be acceptable.
- 7.11 A step out balcony is proposed to serve the master bedroom to the rear of No 5 at first floor. The balcony shall replace an existing balcony in place to the east side of the property and shall be set centrally within the dwelling in order to create a set off from the east of approx 9m and from the west by approx 10.5m. Although the balcony shall permit a stand out use these distances are considered to reduce any potential over-looking caused as a result significantly. Balconies are a common type of development along the dwellings in Harbourside in order to make use of the view to the south therefore an element of over-looking occurs between the properties which is considered to not be made significantly worse by the proposed balcony at No 5. Furthermore the application site benefits from extensive foliage screening to the west which alongside no objections being raised by neighbours is considered to result in a limited and acceptable impact.
- 7.12 Consequently, it is considered that the proposal will not 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 opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to not look out of place nor create a negative impact on the character of the Conservation Area. The proposal would have a limited and acceptable impact on the amenities of nearby residents. The development is considered to therefore accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01289 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Statement: Received 14.12.2019

Flood Risk Assessment Report: Received 08.01.2019 Reference EG/403936/eg

Site and Parking Layout Plan: Drawing No 18/6000/P05

Block Plan: Drawing No 18/6000/B01

Proposed Elevations, Foundation and Section Plan showing the proposed cladding: 18/6000/P02 Rev A Received 12.03.2019

Existing and Proposed Roof: Drawing No 18/6000/P01

Site Location Plan: Drawing No 18/6000/L01

Material details submitted by the agent via email on the 20.03.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved details submitted by the agent via email on the 20.03.2019. These consist of the cladding being an oak untreated cladding and an ivory finished K-Rend render. The remaining materials shall be as indicated on the approved details or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.