

Consultee Comments for Planning Application APP/17/00176

Application Number: APP/18/01218

Address: Mill Lodge, 5 Mill Lane, Langstone, Havant, P09 1 RX

Proposal: Part single, part two-storey rear extension, incorporating residential annexe, following demolition of pool house.

Case Officer: Bee Crawford

Consultee Details

Name: Rachael McMurray

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On Behalf Of: Conservation Officer

Assessment

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.