

Mill Lodge, 5 Mill Lane, Langstone, Havant, PO9 1RX

Chapter 16 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 189 requires an applicant to describe the significance of any heritage assets affected by a development proposal. The heritage part of this statement is in accordance with this guidance.

Site and surroundings

Comprises a part single, part two-storey L-shaped dwelling located on the south side of Mill Lane not far from the Langstone Road junction. The redundant Hayling Billy Railway Line is located to the east of the dwelling.



Figure 1. Frontage of dwelling to Mill Lane.

Planning history

On 3 April 2017 conditional planning permission was granted (LPA Ref: APP/17/00176) for a single storey rear extension; alterations to existing pool house; new detached car port; alterations to boundary wall. This permission has not been implemented.

Proposals

To extend the southern wing of the dwelling to provide additional accommodation primarily in the form of an annexe for the applicants' elderly relatives. The existing pool house would be removed. This is an alternative proposal to that permitted above.

Amount

It is considered that the application site is sufficient size to accommodate the proposed development leaving a good amount of garden space around the dwelling and avoiding the trees that are covered by a preservation order.



Figure 2. The original dwelling with hipped roof.

Layout

Extending the dwelling to the south and setting back the frontage to the garden would ensure a respectful relationship with the existing dwelling.

Scale

The stepping down of the height from a two-storey scale, that would have a lower ridge than the existing dwelling, and terminating the extension at a single storey height, would ensure a sympathetic relationship with the existing dwelling.

Design and appearance

Removing the existing pool house, that has a rather discordant appearance, allows for the proposed extension to be developed in a style that echoes that of the existing dwelling. The use of matching hipped roofs, clad with plain clay tiles, red facing brickwork and vertically proportioned timber windows, would result in a built solution that would harmonise with the existing dwelling.



Figure 3. Unsympathetic design of pool house to be removed.

Landscaping

A group of Leyland Cypress trees would be removed from part of the eastern boundary to accommodate the proposed extension. The two trees covered by a preservation order located to the west of the proposed extension would be retained. Please refer to the arboricultural report and plan that were prepared for the previously permitted scheme (LPA Ref: APP/17/00176). This report is relevant in as much as the TPO trees, the Fig and Laurel, would be further away from the proposed extension than the permitted scheme. Furthermore, the Leyland Cypress trees, that are now proposed to be removed, were described in the report as *poor quality trees*.

Designations

The existing dwelling is neither a locally nor statutory listed building but is located within the Mill Lane Conservation Area. The application site is within Flood Zone 3 as indicated on the Environment Agency Flood Maps for Planning. A flood risk assessment is included as part of the application documentation.



Figure 4. Existing dwelling looking northwards.

Built Heritage

As already mentioned the existing buildings on the site are not a statutory listed nor a locally listed building of architectural or historic interest. As such it is neither a designated nor non-designated heritage asset as defined in the NPPF. The conservation area is a designated heritage asset as set out in the NPPF. The council produced a short document when the conservation area was first designated in 1980s. This describes the area and makes reference to notable buildings that *contribute to the special character*. The application dwelling is not mentioned in this document.



Figure 5. Extract from map C1890. Application dwelling just below S.P.



Figure 6. Extract from map C1930.

Significance of heritage asset

The conservation area, and Mill Lane in particular, still maintains a rural character with good sized dwellings in large plots. The mature trees and relationship to the coastline contribute to the character and appearance.

Impact on heritage asset

The proposed extension would be glimpsed from the public footpath to the east (old Hayling Billy Line) but from other public viewpoints there would be no visual impact. The siting, design and external materials proposed would result in a harmonious relationship that would, it is considered, ensure no negative impact on the heritage asset that is the conservation area.

Access

There would be no change to the existing vehicular or pedestrian access to the dwelling. Furthermore, car parking facilities would remain unchanged.

Residential amenity

Due to the scale and siting of the proposed extension it is not considered that neighbouring dwellings would suffer any diminution of amenity.

Planning policy

The council's Core Strategy is the relevant local plan.

Policy CS15 concerns flood and erosion risk.

Comment: Please refer to the Flood Risk Assessment document.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Comment: All of the relevant criteria in this policy has informed the design, siting and external appearance of the proposed development. The scale and height would be consistent with the existing dwelling and the design would be of a high standard that would contribute to the enhancement of the conservation area.

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development.

Chapter 12 is about achieving well-designed spaces. In particular there is reference to ensuring that new development is sympathetic to local character.

Chapter 14 is concerned with conserving and enhancing the historic environment. Paragraphs 193 to 196 refer to the potential impacts of development on designated heritage assets. In particular there is reference to considering harm to the significance of a designated heritage asset as a result of any proposed development.

Comment: The sympathetic design and materials proposed in the proposed development would ensure that no harm to the significance of the conservation area would occur.

Assessment

The application proposals would constitute sustainable development as set out in the NPPF and Core Strategy where there is a presumption to grant planning permission.

The additional accommodation proposed would allow frail elderly residents to reside within this family home, which would as a consequence release a family home elsewhere in the borough.

The design, siting and external materials would result in a seamless built form that would be sympathetic and appropriate for this conservation area location.

There would be no negative impact on neighbours' amenity.

Trees covered by a preservation order would be retained.

The pool house, which arguably detracts from the main dwelling would be removed.

Conclusion

The proposed development is considered to be a sympathetic addition to the existing dwelling that would enable elderly and frail family members to be accommodated in a suitable environment where assistance for their wellbeing would be available. There would be no negative impact on neighbours' amenity, the conservation area would be enhanced and protected trees retained. It is therefore respectfully requested that planning permission should be forthcoming.