
Site Address:	Mulberry, 3B Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Single storey front extension with pitched roof. First floor balcony to front elevation; revised fenestration. Porch to east side elevation.		
Application No:	APP/18/00692	Expiry Date:	18/09/2018
Applicant:	Mr & Mrs Lewis		
Agent:	Mr Tomes	Case Officer:	Emma Chisnall
	Tomes Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Mulberry is a detached dwelling located in a backland position to the north of Mill Lane within the Mill Lane Conservation Area. The area is characterised by substantial detached dwellings set in large mature plots. The dwelling is constructed of dark red brick in a flemish style bonding with a plain peg tile roof and boundaries are predominantly 1.8m high close boarded fencing. The site is flat and laid to lawn with a TPO'd mulberry tree to the west of the dwelling.
- 1.2 To the south of the application site the neighbouring two storey dwelling The Orchard has two first floor windows facing the application site with a separation of 24m.
- 1.3 The site falls within the Langstone Harbour area where nearby land is covered by a number of conservation designations including the Langstone Harbour SSSI, SPA, SAC and Ramsar.

2 Planning History

00/59527/002 - Two storey rear extension with attached conservatory, porch canopy to east elevation, PERM,16/08/2000

94/59527/000 - Reduce large limb to north by 5m and raise crown to 1.5m on Mulberry covered by TPO 981., PERM,08/11/1994

09/59527/005 - Fell 1No. Conifer tree and crown raise to 2.5m to 1No. Conifer tree within Mill Lane Conservation Area., RNO,05/01/2010

10/55666/005 - Fell 2No. Weeping Birch trees, crown reduce by 20% 2No. Willow trees, 1No. Grey Willow tree and 1No. Birch tree, and crown reduce by 30% 1No. Eucalyptus tree, all within Mill Lane Conservation Area., RNO,07/04/2010

APP/11/00902 - Fell 1No. Apple tree and reduce height (crown reduction) by 4m, 3No. Bay trees and 1No. Goat Willow tree within Mill Lane Conservation Area., RNO,12/07/2011

APP/11/01521 - Fell 3No. Lawsanion trees and 1No. Sorbus tree. Crown thin by 20% 1No. Weeping Willow tree. All within the Mill Lane Conservation Area., RNO,14/12/2011

APP/13/01161 - Reduce height of the hedgerow (Northern Boundary) by 3-4m and reduce laterals by 3m on southern side. Reduce height of Hazels (eastern boundary) by selective pruning of larger stems., RNO,04/03/2014

APP/14/00695 - Crown reduce 1No. Sycamore by 4m and reduce lever arm; Crown reduce 1No. Willow by 3m. Both trees within Mill Lane Conservation Area.,

RNO,12/08/2014

APP/15/00114 - Reduce 1No. Eucalyptus by 3.5m in height; reduce 1No. Silver Birch by 3.5m in height and 1.5m to laterals; fell 1No. Silver Birch all within Conservation Area of Mill Lane., RNO,12/03/2015

APP/16/00866 - Cut back lower laterals (garden side) by 2.5m 1No. Ash; reduce height by 3m and reduce lower laterals by 2m; reduce 2 laterals limbs by 3m, reduce crown by 1m, crown clean 1No. Apple tree; reduce height by 3m and 2m all round 2No. Hazel trees; reduce height by 3m and 1m all round 1No. Hazel tree all trees within the Mill Lane Conservation Area., RNO,28/09/2016

APP/17/00062 - Single storey extension to front and side elevations. Pitched roofs and tile hanging to the existing flat roof dormers. Conversion of existing loft with conservation roof windows., PERM,22/02/2017

APP/18/00083 - Fell 1No. Apple tree (T1); Fell 2No. Elder trees (T2 & T3); Fell 1No. Goat Willow Tree (T4), all within Conservation Area of Mill Lane. , RNO,28/02/2018

3 Proposal

- 3.1 The application proposes a single storey front extension, a first floor balcony to the front elevation, revised fenestration, and a small porch to the east elevation.
- 3.2 The proposed extension would replace the property's existing single storey front extension. The width of the extension would be approx 6.7m wide, whilst the depth would increase by 2.25m to project a maximum 3.7m from the front elevation of the main property. The extension would include 5 no. rooflights and two south facing windows and would be constructed from materials to match those of the existing property. The roof of the extension would represent a departure in form from that of the existing house, with its pitch projecting at a shallower angle than that of the existing extension, which currently provides a continuation of the main property's cat-slide roof. The existing west facing door would be replaced by double doors.
- 3.3 The proposed first floor balcony would measure 3.75m in width and achieve a depth of 1.2m as measured from the rear elevation of the existing house. The balcony would feature a clear glazed balustrade and a single timber support beneath the south-west corner. The existing south facing first floor window would be replaced by double sliding doors to the balcony.
- 3.4 The proposed porch would comprise a small pitched roof, clad in tiles to match those of the main property, on two timber supports. The porch would be positioned over an existing side door in the east elevation of the main 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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| 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, Havant Borough Council

No objection

Conservation Officer

Principal Conservation Officer – No Objection

Mulberry is a non-listed detached dwelling that is located within the Mill Lane Conservation Area. The property appears to be of a 1980's construction of brick with a clay tile roof. I would consider that the property currently preserves the character of the 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 single storey front extension, balcony and porch to the eastern side elevation are of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extensions are also in keeping with existing property and would not appear overly dominant or out of character.

I note the use of the klobber system to allow the use of peg tiles on low pitched roofs. This is an essential part of the scheme as it will ensure that there is a consistent appearance to the property and that the tiles currently add positively to character to the conservation area.

No objection subject to the following conditions:

- 1) Material samples to be submitted.
- 2) Rooflight details to be submitted

Langstone Harbour Board

The Board's Planning Sub Committee considered this application and offered no objections to the proposals.

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: 5

Number of site notices: 1

Statutory advertisement: 03/08/2018

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 and impact on the character of the area
- (iii) Impact upon heritage assets
- (iv) Impact upon neighbouring properties
- (v) Impact upon trees

(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. Because 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 and impact on the character of the area

7.3 The proposed front extension would appear subservient to the existing main house and would not appear overlarge within the context of the generous curtilage. The extension would appear in-keeping with the existing property in respect of form, style and materials. Peg tiles to match those of the existing main roof have been proposed following a recommendation from the Conservation Officer and in response to pre-application advice and discussions with the Case Officer. The extension would not be considered to represent a negative impact upon the visual amenity or character of the application property and would not be visible within the street scene.

7.4 The proposed balcony to the front of the property and small porch addition to the east would be modest in scale and would not appear out of keeping within the context of the existing house or surrounding development. The proposed works would not have a substantial or negative impact upon the appearance of the application site or the wider locality and would not be visible within the street scene.

7.5 The overall the design and appearance of the proposed development is considered appropriate to the host dwelling and within the context of the wider locality. Therefore the proposal is considered to be acceptable, meeting the requirements of Policies CS16 and DM8 of the HBLP (Core strategy).

(iii) Impact upon heritage assets

- 7.6 The application site is situated within the Mill Lane Conservation Area. The proposed development would be sensitive in its scale and design to the existing property and its setting and would not impact negatively upon the appearance or character of the Conservation Area. The proposal is therefore considered to be acceptable in this regard, meeting the requirements of Policy CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations).
- 7.7 Although no objection has been raised by the Conservation Officer, conditions have been requested which include seeing material samples and rooflight details prior to development work commencing. This is considered appropriate and shall be included with any decision to ensure that the materials are appropriate and in keeping to the Conservation Area.

(iv) Impact upon neighbouring properties

- 7.8 The proposed front extension and side porch, owing to their modest scale and position relative to the existing property and surrounding development, would not have a significant negative impact upon the outlook of light of neighbouring properties. The proposed roof lights, ground floor windows and double doors would not represent a significant impact upon the privacy of neighbouring dwellings.
- 7.9 The proposed first floor balcony and south facing first floor sliding doors would not be expected to have a significant negative impact upon the privacy of surrounding residential development. The balcony would be of a modest scale and the proposed doors would replace an existing first floor window. In accordance with Havant Borough Design Guidance the facing elevation of the neighbouring property to the immediate south of the application site would be in excess of 20m. An intervening outbuilding within the curtilage to the immediate west of the application site would aid in obscuring views toward the neighbouring dwelling which is situated to the south-west of the application property.
- 7.10 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to a significant degree of 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.

(v) Impact upon trees

- 7.11 The proposed works would have no adverse impact upon on the TPO'd mulberry tree to the west of the property. No concerns have been raised by the consulted Arboriculturist in respect of the proposed scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would preserve the character and appearance of the Conservation Area and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00692 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:

C3300-04 A - PROPOSED FLOOR PLANS

C3300-09 - PROPOSED ELEVATIONS

C3300-1 - LOCATION PLAN

C3300-10 - BLOCK PLAN SHOWING MEASUREMENTS

C3300-02 Rev A - BLOCK PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building, including the rooflights, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

a) Plan, section and elevation to a scale of 1:20 shown in relation to the masonry in which the unit is to be set.

b) Full size glazing bar section (where appropriate).

c) Details of finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the to ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.