

Consultee Comments for Planning Application APP/17/00062

Application Summary

Application Number: APP/17/00062

Address: Mulberry, 3B Mill Lane, Langstone, Havant, PO9 1RX

Proposal: 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.

Case Officer: Tina Pickup

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

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 1980s 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 and side extensions 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.

The replacement pitched roof dormers that are proposed appear to be of a size that fit neatly onto the existing roof slope. I also believe that the proposed rooflights will not harm the character of the conservation area or the host dwelling. Whilst I note in the application form that conservation style rooflights are to be used I would like to see a condition attached to any permission for details of the rooflights to be submitted prior to commencement.

No objection subject to the following condition:

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

