

Recommendation: **GRANT PERMISSION**

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer. No objection

Situated within the St Peter's Conservation Area, Lilac Villas is one half of a pair of semi-detached bungalows which are located in the north western corner of the defined boundary of the Conservation Area. The two dwellings are positioned on a large open plot which provides views from St Peter's Road through to the open agricultural land and countryside that lies to the west.

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 proposed extensions are of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with existing property and would not appear overly dominant.

In consideration the proposals would preserve the character of the conservation area and the existing dwelling and are considered acceptable.

Conditions

1) Samples of materials to be submitted

Development Engineer - Highways

The Highway authority have no adverse comment to this application

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

Environmental Health

Relating to the wood burner the applicant will have a responsibility under the Environmental Protection Act 1990 to ensure that the flue does not lead to a smell/smoke nuisance. I would therefore be grateful to have the technical information from the installer not only of the appliance but of the overall design and fitting of the appliance and flue (including fire separation) which building control may also want to look at. An environmental health informative regarding dust, working hours and bonfires would be recommended to be included with the decision.

Building Control

From what was shown before, it would appear that the proposed flue height and

location would comply with the requirements set out in the approved document J, however final confirmation would be at the installation stage when the details of the appliance and the flue are requested. I have included a diagram for the requirements needed to ensure compliance. If the appliance is installed by a HETAS registered installer, they would also have to follow the same requirements and would self certify the work.

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: 4

Number of site notices: 1

Statutory advertisement: 17/03/2017

Number of representations received: 3

Comment	Officer Comment
Neighbour concern raised regarding: 1. Works not in-keeping to the semi detached neighbour Lilac Cottage. Concern over different tiles and whether they are water tight. 2. Both dwellings are currently white and the proposed Buttermilk is considered to be out of character. 3. Grey cladding and grey window frames will give the house a different look which will not be appropriate in a conservation area.	All comments shall be addressed in section 7 of this report under 'Planning Considerations'
North East Hayling Residents Association concern raised regarding: 1. The building materials will not reflect the adjoining property, in particular the roof tiles. 2. How will the new roof be made watertight at the point of contact with the roof of the adjoining property.	All comments shall be addressed in section 7 of this report under 'Planning Considerations'
Neighbour concern raised regarding: 1. The flue proposed for the wood burning stove. It looks unattractive in a conservation area and will set a precedent. It will cause harm to the environment and contaminants will enter the living accommodation and cause detriment to occupiers health.	All comments shall be addressed in section 7 of this report under 'Planning Considerations'

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 and character of the area
- (iii) Effect on neighbouring properties
- (iv) Flue

(i) Principle of development

7.2 The application site is located within the defined urban area within the St Peters Conservation Area. As such regard must be paid to Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in the exercise of its planning powers with respect to any buildings or other land in the 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 Following a site visit it was acknowledged that St Peter's Road contains a variety of dwellinghouses that vary in size, design and position within their plots. Cladding is present within the streetscene and there is no uniform pattern of development. The works proposed to Lilac Villa's are to be positioned to rear of the dwellinghouse and set back from the front elevation resulting in the visual appearance of the development not changing significantly from St Peter's Road. It is therefore considered that on balance the works proposed to Lilac Villa's should not detract significant character from the area and can be considered acceptable.

7.4 Concern has been raised that the development would appear out of keeping to the character of the conservation area and the attached neighbouring dwelling Lilac Cottages. Materials have been proposed that consist of a white render and light grey cladding for the walls with a fibre cement slate for the roof. Although it is acknowledged that the proposed development to Lilac Villas shall change the visual appearance of the dwellinghouse this is considered to be a positive improvement from the current appearance of the dwelling which should create an attractive and modern appearance within the streetscene. The conservation officer has been consulted in regards to the development and no objections have been raised in regards to the proposed design and it is considered that the proposal would preserve the character of the conservation area and the existing dwelling, and the works are therefore considered acceptable. However a condition shall be included with the decision requesting materials and specifications proposed for the external development to be submitted for approval by the Local Planning Authority prior to any construction works taking place to ensure they are acceptable.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The development itself is considered to be large in size however due to the extensive size of amenity space in place to the rear of Lilac Villas it is considered that an acceptable and adequate amount of amenity space shall be retained for the occupiers of the dwellinghouse.

- 7.7 The development proposed to Lilac Villas shall be set off the shared boundary to the south and shall extend past the existing rear elevation. No new windows or doors are proposed along the southern boundary and due to the distance maintained between Lilac Villas and the neighbouring dwellinghouse to the south it is considered that the works would result in a limited and acceptable impact.
- 7.8 The attached neighbouring dwelling to the north of Lilac Villas has the potential to be impacted by the development however the works shall not extend past the existing rear elevation on Lilac Cottages and shall be at single storey height with the roofline continuing along the existing and being hipped away from the neighbouring dwellinghouse. Due to this combination it is considered that light levels should not be impacted as a result of the works and no over-looking should occur due to the adequate screening in place. Therefore the development is considered to not result in a significant adverse impact to Lilac Cottages and can be considered acceptable.
- 7.9 Concern has been raised regarding the fibre cement slate tile proposed for the roof and whether this shall be made water tight. Materials shall be reviewed under the proposed condition to ensure that the visual appearance of the materials proposed are acceptable. Once a decision is made by the planning department a Building Control Inspector shall review the tile proposed to ensure that it complies with regulations regarding whether it shall be water tight.
- 7.10 Consequently, it is considered that the proposal is unlikely to 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).

(iv) Flue

- 7.11 Concern has been raised regarding the proposed wood burning flue which is to be positioned on the south side roof elevation of Lilac Villas. The concern comes from the appearance of the flue and that it will look out of character in the conservation area and set a precedent for other types of development. As a result Building Control have been consulted in regards to this development and have confirmed that the flue appears comply with building regulations in terms of its height, position and suggested support. Although it is noted that this will be viewable from the streetscene the flue is narrow in size and shall be set towards the rear part of the development meaning its visual impact on the streetscene is slightly reduced. However, due to the concern caused by the appearance of the flue it shall be conditioned that the flue is painted in a matt black flue paint in order to reduce its visual dominance on Lilac Villas and the conservation area. It shall also be conditioned that further technical information and specifications are submitted to the Local Planning Authority for approval prior to development commencing at the site to ensure the flue complies with building and environmental health regulations.
- 7.12 Concern was raised that the flue would create contaminants which could impact the environment and peoples health that came into contact with it. Environmental Health have been consulted in regards to this proposal and have noted that it will remain the responsibility of the applicant to ensure that the smell and smoke generated do not cause a nuisance to neighbours under the Environmental Protection Act 1990. As limited information has been submitted regarding the flue a condition shall be included with the decision requesting additional technical information to be submitted regarding the appliance, the design and the fitting proposed to establish the impact caused as a result and whether this is acceptable. An informative shall be included with the

decision regarding dust, bonfire and working hours.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to not look out of place and would conserve the character of the St Peters Conservation Area. The development is considered to therefore accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00240 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 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 (white render and light grey cladding) and the roof (fibre cement slate tile) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The log burning flue chimney shall be finished in a matt black flue paint and only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Notwithstanding the details shown on the approved plans, no above ground construction work shall commence until technical information regarding the appearance and design of the external flue, the appliance and fitting proposed including details of the means of extraction and filtration of smell and smoke detail, manufacturer's operating instructions and a programme of equipment servicing/maintenance shall be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Statement: Received 07.03.2017

Existing and Proposed Site Plan, Floor Plan, Elevations and 3D Views: Job No 1380 Rev D1

Reason: - To ensure provision of a satisfactory development.

