

Recommendation: **GRANT PERMISSION**

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

3 Proposal

The application includes a single storey extension to the front measuring 3m x 6.6m having a false pitch hiding a flat roof with roof light; and a single storey side extension with pitched roof and lean-to roof including a porch, having an overall measurement of 1.48m wide x 6m deep. The proposal also includes adding pitched roofs and tile hanging to the existing flat roof dormers; as well as the conversion of the existing loft with 5No conservation roof windows added - 3 in the south roofslope, 1 in the north and 1 in the east roofslope.

As a result of the proposal an apple tree within the site and Conservation Area will be felled.

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

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)

Listed Building Grade: Not applicable.
Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Arboriculturalist - none received- TPO tree on site not affected

FAO Conservation Officer, Development Control

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 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

Harbour Office, Langstone Harbour Board

No objection

Southern Gas Networks

24/1/17 - high pressure pipelines and Major Accident Hazard Pipeline in the vicinity of the proposed works; SGN formerly object until local engineer considered;

Subsequent response - although high pressure pipeline in vicinity, the safety and integrity of our assets will not be affected by the proposal. Should the proposal change please contact for re-assessment; essential that comply with restrictions listed eg no excavation within 3m; any piling or boreholes within 15m may require vibration monitoring;

Note- indicative pipeline appears to be some 40m to the north - but info can be added as an Informative

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: At least one site notice exists - check the number.

Statutory advertisement: 20/01/2017

Number of representations received: 0

Comment	Officer Comment
None	

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 including

- Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Effect on 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 including Conservation Area

- 7.3 The proposed front and side extensions are modest in size and subservient and well related to the host dwelling. Their design and size would not cause any adverse impact on the character of the Conservation Area. The addition of pitched roofs to the existing flat dormers is a better design solution and the fenestration proportions sit comfortably on the roofslope, aligned with the proposed conservation rooflights above. Details have been submitted of the proposed conservation rooflight, being 'The Rooflight Company Conservation Rooflight' which is considered appropriately low and slender.
- 7.4 Provided matching materials are used, including repeating of the flemish style bonding, then overall the design and appearance of the proposal are considered appropriate to the host dwelling and would preserve the character of the Conservation Area. Therefore the proposal is considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM8 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The first floor dormer windows are existing and will not alter cross visibility. The proposed loft conversion utilises rooflights and only one of these is likely to have a lower eaves line enabling views of Langstone Harbour. This could enable views across to The Orchard but the separation distances and mature planting around the site are considered sufficient to avoid any significant loss of privacy.
- 7.6 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Effect on trees

- 7.7 The proposed works are to the south of the front of the dwelling and will have no effect on the TPO'd mulberry tree to the west. The proposal does however necessitate the removal of an apple tree to the front. Within the Conservation Area this is an old domestic tree that provides no wider public amenity. Its loss is not considered to affect the character of the Conservation Area.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00062 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 external materials used shall match, in type, colour, texture, and bonding, to those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The Conservation Rooflights used shall be in accordance with the details submitted on 20/02/2017 to be supplied by 'the Rooflight Company' unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS16 and DM8 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:
Existing Plans and Elevations; Location Plan Drawing No: 16.208.100
Proposed Plans and Elevations Drawing No: 16.208.101 Rev A
Existing and Proposed Block Plan Drawing No: 16.208.102
Reason: - To ensure provision of a satisfactory development.