

Consultee Comments for Planning Application APP/17/00176

Application Summary

Application Number: APP/17/00176

Address: 5 Mill Lane, Langstone, Havant, PO9 1RX

Proposal: Single storey rear extension; alterations to existing pool house; new detached car port; alterations to boundary wall. (Resubmission).

Case Officer: Bee Crawford

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

Principle Conservation Officer No Objection

5 Mill Lane is a nicely detailed traditional property which is located within the Mill Lane Conservation Area. The property is located off Mill Lane but access to the garage is served by a private drive from Mill Lane which also serves adjacent properties to the south.

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 single storey link extension is subordinate in terms of scale and appears to use materials which will add a contrast between the old and new yet not clash with or compromise the historic structure. In particular the glazed treatment will ensure the extension is visually recessive.

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

It is also proposed to convert the existing pool house into a gym, snug and kitchenette. Externally bi-fold windows will be inserted into the western elevation. It is considered the conversion is not contentious as it is not visible from outside the site and as with the extension is in keeping with its surroundings.

The design of the proposed car port is acceptable, utilising materials that will suit the style and

character of the building and the conservation area. It is also of a scale that does not dominate the surrounding area or the main house. In terms of the impact on the conservation area it is considered that the proposal will preserve the character and is therefore acceptable.

Given the position and design of the extension and car port it is not considered that there will be any significant impact on the wider character of the area.

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted