
Site Address:	5A Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Part two storey, part first floor side extension incorporating conversion of garage and store into living accommodation. (Revised Application).		
Application No:	APP/13/00493	Expiry Date:	16/07/2013
Applicant:	Mr B Holton	Team:	Team 1
Agent:		Case Officer:	Aaron Wright
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is a domestic residential 3 bedroom house constructed in 1998 with brick walls under a clay tiled roof. Part of the property has attractive vertical clay tiling above first floor level which is typical of the Hampshire area. The property is sited within the Mill Lane Conservation area. The property is served by its own tree lined private drive from Mill Lane which also serves an adjacent property to the south "Tidelands" and provides access to part of 5 Mill Lane. The front garden to the south extends for approximately 100 metres to the foreshore of Langstone Harbour, and the foreshore for the width of the southern boundary down to the mean high water mark is also part of the property. The house is not easily visible due to the amount of mature tree cover, mainly leylandii, and the high walls, fences, and mature shrubbery that surrounds it. The grounds border the Hayling "Billy" Trail along their entire eastern side. The property was originally constructed under a planning condition to raise the ground floors by just over 1 metre as a precaution against flooding although there is no history of flooding on the site.

2 Planning History

APP/13/00249

Part two storey, part first floor side extension incorporating conversion of garage and store into living accommodation. Withdrawn 16/05/13

3 Proposal

The application is for a part two storey, part first floor side extension incorporating conversion of garage and store into living accommodation. It is proposed to build over the existing garage and stores as this is cost effective as more than two thirds of the upper floor is built into the roofspace in dormer style. Also in doing this the roof heights either side of the main structure are in line creating a much more aesthetic appearance to the property.

The extension at upper floor level also gives space to allow for the later addition of a lift (not easily accommodated in the present structure) and provision would be made during construction for a lift to be installed later with minimum disruption and modification. A hydraulic lift rising from below floor level is envisaged. The proposed development has been designed to 'match' the existing dwelling, to preserve visual symmetry. Additionally, to preserve window symmetry the bathroom window in the conversion on the south side is shown at the same length and in line with existing south facing ground floor windows. This window will be in obscure glass so the height

of the washbasin behind it will not be problematical.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- DM13 (Car and Cycle Parking on Residential Development)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Urban Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Arborist

No objection to the proposed development.

Conservation Officer

No comment.

Development Engineer

No comment

Langstone Harbour Board

No objection.

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: 14

Number of site notices: 0

Statutory advertisement: 14/06/2013

Number of representations received: 4 letters of objection have been received from 3 addresses.

a) The increased building bulk will be physically overbearing and visually obtrusive to surrounding properties.

b) The original approval for a house on this site was granted on condition that it should not exceed the equivalent of a three-bedroomed property. This will contravene that condition and no further increase in the building bulk should be allowed.

- c) Loss of privacy, outlook and light.
- d) The size of the extension proposed (5 metres) brings the development property much closer to the properties in Harbourside, thus reducing further the level of privacy and visual amenity enjoyed.
- e) The development is inappropriate in context of its location in a Conservation Area.
- f) There will be severe damage to, or loss of, mature trees which may result from accommodating the proposed development.
- g) I understand that the house 5A Mill Lane was built at least 2 Metres higher than Harbourside not 1 Metre as stated in the Planning Application.
- h) The store shed was built after the construction of the garages and does not have suitable foundations for the building. Therefore it will definitely be necessary to excavate deeper foundations for the extension which will have a serious impact on the root growth/health of the trees in the Conservation Area.
- i) Extending the property would have a serious impact on trees, hedgerows, open space and natural habitats within the Conservation Area.
- j) The lounge, dining room, kitchen, bedrooms and garden of 3 Harbourside would be overshadowed by the bulk of the new building.
- k) The length of the back garden of 3 Harbourside is only 13.6 Metres from the house to the boundary of the site. The extension would leave very little space between the two properties; we would find the close proximity of this intolerable.
- l) No soil analysis has been undertaken.
- m) There will be a need to remove some trees and lob branches of mature trees.
- n) Loss of large areas of foliage, that would destroy natural habitat of the Conservation Area.

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
- (iii) Impact upon neighbouring properties
- (iv) Impact on Trees
- (v) Parking

(i) Principle of development

The application site is within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the Conservation Area

The application site is located within the Mill Lane Conservation Officer. The dwelling is not easily visible due to the amount of mature tree cover, mainly leylandii, and the high walls, fences, and mature shrubbery that surrounds it. The proposed extension would be sited on the west elevation of the dwelling. The design has been carefully considered to ensure that it is sympathetic in appearance to the existing dwellinghouse and subservient in scale, and in these respects it meets the Borough's Urban Design Guide recommendations. It is not considered that the proposed development adversely affects the character of the Conservation Area and as such accords with the

policies of the Core Strategy.

(iii) Impact upon neighbouring properties

To the west of the application site are the properties in Harbourside. These are large individual styled detached dwellings set within large plots. To the north of the site is No.5 Mill Lane a large detached dwelling with outbuildings. To the south of the site is No.4 Mill Lane, a large detached dwelling with a rear garden that extends over 70m to the foreshore of Langstone Harbour.

Several letters of objection have been received regarding the proposed development, these are summarised above.

The proposed extension would be sited above the existing garage and stores. The extension would have no windows in the west elevation, to ensure that there is no overlooking of the neighbouring properties in Harbourside. The separation distance would be over 20m from the rear elevation of 3 Harbourside and significantly further from Nos. 2 and 4 Harbourside.

The site is well screened by mature trees and fencing along the western boundary of the site. No mature trees are to be felled to facilitate the development. Only small low quality trees are to be removed that would not need the approval of the Local Planning Authority as they would be classed as DDD (see below).

The mature belt of trees along the boundary are protected from felling due to this position within a Conservation Area.

It is considered that the given the separation distance, screening and lack of first floor windows in the side elevation, that there would be no harm to the amenity of the neighbouring properties.

(iv) Impact on Trees

No significant trees are to be felled to accommodate this development. Some minor pruning will be required to facilitate the installation of the proposed upper floor and an "Arboricultural Impact Appraisal and Method Statement" both for this work and the protection of trees during construction is enclosed with this application. The Council's Arborist has confirmed that some small low quality trees are to be removed, however these could be removed without the consent of the Council as they are classed as Dead, Dying or Dangerous.

The extension will be built largely off existing footings subject to inspection. The previous owner confirms that the garage footings were originally laid with a later 2 storey extension in mind. Excavation in the proximity of existing trees will therefore be avoided. If footings reinforcement is required it is envisaged this can be undertaken on the inside of existing footings to avoid disturbing the roots of existing trees, even if the building has to be shortened slightly in consequence. Existing drain runs are adequate and will be utilised in all cases. No specific additional landscaping is envisaged at this time but some tall shrub plantings to the north and west of the extension will be made to improve screening.

The Council's Arborist has raised no objection to the proposal.

(v) Parking

The site has ample on-site parking provision and as such the additional habitable accommodation would not result in off-site parking on the private road or surrounding streets. The Council's Development Engineer has made no comment on the proposal.

8 **Conclusion**

The proposed development would not adversely affect the character of the Conservation Area, trees, or the amenity of neighbouring properties. As such the recommendation is to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00493

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the west elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The proposed development shall be carried out strictly in accordance with Arboricultural Impact Appraisal and Method Statement prepared by Kevin Cloud and dated May 2013.
Reason: To protect the trees within the site and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Arboricultural Impact Appraisal and Method Statement

Location Plan

Block Plan - Drawing No.2013/01

Existing Ground Floor Plan - Drawing No. 2013/02

Existing First Floor Plan - Drawing No. 2013/03

Existing North Elevation - Drawing No. 2013/04

Elevations and Sections - Drawing No. 2013/08A

Proposed North and South Elevations - Drawing No. 2013/07A

Proposed Ground Floor Plan - Drawing No. 2013/05

Proposed First Floor Plan - Drawing No.2013/06A

Reason: - To ensure provision of a satisfactory development.