

Heritage Team Response

Date – 5/7/2024

APP/24/00302

Site Address – 5a Mill Lane, Langstone, Havant

Background

The application site comprises a two-storey, detached residential property, of brick and tile construction. The property is sited within the Mill Lane Conservation area. The grounds border the Hayling Billy Trail along their entire eastern side.

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.

Proposal

- Demolition of existing single storey building and conservatory to east of dwelling
- Removal of 1.8m high brick wall to west of existing building
- Construction of front loggia extension
- Construction of side garage extension
- Construction of single storey eastern extensions with first floor balcony extensions

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

NPPF (December 2023) – Chapter 16

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application

which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment:

The proposals seek to renovate the appearance of the property and update the internal configuration. The proposed alterations will improve the appearance of the property, with the addition of more high-quality, bespoke features such as the front, ground floor veranda and enlarged front dormer window. The removal of the rear conservatory and replacement with a brick built structure of higher quality, will also benefit the property.

The plans specify that brickwork and roof tiles will match those on the existing dwelling however, where new materials are introduced, samples should be provided and agreed prior to the commencement of works.

The proposals are sympathetic and in keeping with the host dwelling. Nonetheless, the building is well screened within the plot and not highly visible within the public realm of the conservation area.

Overall, the proposals would not result in harm to the designated heritage asset, that being the Mill Lane Conservation Area and will meet the test of Section 72 of the T&CPA 1990, by preserving and enhancing the special character of the conservation area. It will also comply with the relevant parts of Chapter 16 of the NPPF and the relevant local plan policies.

Conclusion

NO OBJECTION

1. Where new materials are proposed, sample and / or details of external materials are required for submission and approval prior to above ground construction.