
Site Address: Flint House Lodge, Mill Lane, Langstone, Havant, PO9 1RX

Proposal: Proposed demolition of rear single storey attached store to accommodate replacement bi fold doors to rear elevation, addition of 2No. rooflights and alterations to fenestration

Application Type: Full Planning Permission

Application No: APP/22/00696 Expiry Date: 09/09/2022

Applicant: Mrs Cole

Agent: Mr Critchley Case Officer: Denise Sheath
Critchley Architecture And
Design (CAAD) Ltd

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

Flint House Lodge, Mill Lane, Langstone, Havant, is a single storey, flint brickwork cottage which sits at the entrance to Mill Lane and within the boundary of the Mill Lane Conservation Area.

2 Planning History

06/54362/011 - Continued use of Flint Lodge as an office. REF 11/04/2007
APP/13/00499 - Fell 1No. Holly and remove 2No. branches to Bay, reducing height on the northern side by 2m, within Conservation Area of Mill Lane. RNO 04/07/2013
APP/19/00876 - Certificate of lawfulness application relating to proposed replacement of existing sash windows with new double glazed UPVC vertical sliding sash windows, new french doors, new boiler and internal alterations. PERM 24/10/2019
APP/22/00312 - Fell 1No Bay. Within conservation area of Mill Lane. PERM 17/06/2022

3 Proposal

Proposed demolition of rear single storey attached store to accommodate replacement bi fold doors to rear elevation, addition of 2No. rooflights and alterations to fenestration

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Conservation Officer

Background

Flint Lodge House is a single storey, flint brickwork cottage which sits at the entrance to Mill Lane and within the boundary of the Mill Lane Conservation Area.

Proposal Proposed demolition of rear single storey attached store to accommodate replacement bi fold doors to rear elevation, addition of 2No. rooflights and alterations to fenestration

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.

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.

Officer Response:

The proposed works to the building would not be visible from public vantage points

within the conservation area and therefore, any impact would be negligible. Nonetheless, the proposed works are not considered to be harmful to the cottage.

Conclusion

No objection

Langstone Harbour Board

I refer to your letter dated 19th July 2022 and the detailed drawings and documents viewed on the Portsmouth City Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and has no objection to the proposal.

Southern Gas Network

Thank you for using the linesearchbeforeudig.co.uk system for your 'Planning Application/Property Conveyance' enquiry for SGN asset maps for your site location. Please note this response and any attached map(s) are only valid for 28 days.

There are high pressure pipelines in the vicinity of your proposed work area. SGN formally object to this planning application until such time as a detail consultation has taken place.

For your safety, it is essential that no work or crossing of this high pressure pipeline is carried out until a detailed consultation has taken place.

This response is for initial/scoping out work only. This response does not give permission to undertake any work.

When consultation has taken place, your planning has been approved and works on site are due to start, another request for information and updated maps must be made via our on-line system as a 'planned works' enquiry.

Please find an extract from our mains records for your search area, any SGN assets are described in the map legend. On some occasions maps may be sent that do not contain any gas pipes, this is due to the location of your proposed work area and although there are no pipelines in the immediate vicinity, consultation is still required to ensure that your development has no other impact on our pipelines. SGN Personnel must confirm the actual location of all pipelines prior to commencement of any work. Please note there may also be additional gas pipes (low pressure, medium pressure, etc.) shown on the mains record.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf.

To contact the Pipelines department directly to discuss a consultation for your proposed works, please email Maintenance.Land.Owner.Enquiries@sgn.co.uk in our

southern area or PlantProtectionAndPipelinesNorth@sgn.co.uk
in Scotland, quoting the LSBUD reference number.
If you require any further information please do not hesitate to contact us.

Southern Gas Networks - stage 1

A consultation was sent to Southern Gas Network following the receipt of the above consultation response requesting a detailed consultation.

No consultation response was received.

Officer Response:

A further email was sent to Southern Gas Network requesting a consultation response, advising if no response was received by Friday 10 September 2022 an advisory southern gas network informative would be placed on the decision notice.

No consultation response was received therefore an southern gas advisory informative has been placed upon the decision notice.

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: 1

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

Statutory advertisement: 22/07/2022

Number of representations received: 0

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
- (iii) Effect on neighbouring properties
- (iv) The impact upon the Conservation Area
- (v) Southern Gas Network

- (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.

- (ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to demolish the existing store located to the rear southern elevation of

the property to allow for the widening of the rear entrance to accommodate replacement bi-folding doors. The proposal also includes the addition of 1No. roof light to the northern and southern roof slope. The proposed alterations would not have a significant harm on the character of the property or surrounding area.

- 7.4 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

- 7.5 The proposal would not have a harmful impact on any of the surrounding neighbouring properties, the addition of the roof light to southern roof slope would face the frontage of the 'Flint House' at a height of 3.5m from the ground floor level. It is therefore considered that the proposals would have a minimal and acceptable impact upon the surrounding neighbouring properties.

- 7.6 Consequently, it is considered that the proposal will not 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) The impact on the Conservation Area

- 7.7 The Council's Heritage Team were consulted as part of the application and have stated that as the proposed works to the building would not be visible from public vantage points within the conservation area any impact would be negligible and that the proposed works are not considered to be harmful to the cottage. The Council's Heritage Team have raised no objection to the proposal.

(v) Southern Gas Network

- 7.8 Following receipt of no consultation response an advisory informative has been placed upon the decision notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/22/00696 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 15 July 2022

Heritage Statement - Received 15 July 2022

Flood Risk Assessment - Received 15 July 2022

Location and Block Plan - Drawing No. 22035-101 - Received 15 July 2022

Existing Floor Plans - Drawing No. 22035-201A - Received 15 July 2022

Existing Elevations - Drawing No. 22035-301 - Received 15 July 2022

Proposed Floor Plans - Drawing No. 22035-401B - Received 15 July 2022

Proposed Elevations - Drawing No. 22035-501 - Received 15 July 2022

Proposed Roof Plan - Drawing No. 22035-402 - Received 15 July 2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.