
Site Address:	5A Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Single storey extension to east (front) elevation (revised application).		
Application No:	APP/15/01357	Expiry Date:	04/02/2016
Applicant:	Mr Holton	Team:	Team 1
Agent:		Case Officer:	Rachael McMurray
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 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 Withdrawn 16/05/13

APP/13/00493

Part two-storey, part first floor side extension incorporating conversion of garage and store into living accommodation. (Revised application). Approved - 16/7/13

APP/15/00159

Fell 1No. Walnut Tree (T3) and replace with similar species, subject to TPO 1284. Refused - 2/4/15. An appeal was made and then allowed.

APP/15/00360

Single extension to west elevation (amendment to previous approval for two storey extension APP/13/00493) and two storey extension to east (front) elevation. Removal of 1No Walnut (T3), subject to TPO 1284. Refused.

3 Proposal

Single storey extension to east (front) elevation (revised application).

This is a scaled down version of the extension applied for under APP/15/00360 which removes the single storey extension to the west elevation and reduces the heights of the proposed extension on the west elevation by 1m and the dormer windows.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Arboriculturalist:

No objections

Conservation Officer:

Following discussions and amendments to the scheme it is now considered that the proposed extension is of a design, scale and form that is appropriate to the character of the dwelling and the character of the conservation area.

The height and overall bulk of the structure has been substantially reduced which has alleviated many of my concerns. The following condition should be attached to any permission given.

Condition:

Material Samples to be submitted

Development Engineer - Highways:

No objections

Langstone Harbour Board:

No objections

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: 28

Number of site notices: 1

Statutory advertisement: 18/12/2015

Number of representations received: Three objections have been received. The summary of which is provided below:

- i. The proposed building would be too high and it could be turned into a two-storey building in the future.
- ii. There is already planning permission for a two-storey side extension
- iii. The applicant has taken out a large number of trees and therefore the removal of the trees has resulted in the water level rising in the gardens of Harbour side.

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 the design and Impact upon the Mill Lane Conservation Area
- (iii) Impact upon the neighbouring properties
- (iv) Impact on trees
- (v) Parking
- (vi) Flood risk

(i) Principle of development

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

(ii) Appropriateness of the design and Impact upon the Mill Lane Conservation Area

The revised proposed extension would feature a pitched roof and would be sympathetic to the design and character of the main dwelling. It would be subservient in height and extend out from the front building line by 8.5m. Since the previous application, the height of the extension has been reduced by 1m and the dormer windows have been removed.

The Council's Conservation Officer (CO) considers that the reduction in the height of the roof has addressed the previous concerns of the extension being excessively dominant and out of character with the host dwelling. It has also addressed the issue of the structure being so visually prominent from the Hayling Billy Line which is a public right of way and included within the conservation area. Overall the CO satisfied that it would not have an adverse impact on the character of the conservation area, including the Hayling Billy Line.

(iii) Impact upon the neighbouring properties

The front extension would be positioned over 40m from the rear elevation of No. 3 Harbourside (the closest dwelling to the application site). This is considered to be a sufficient distance so as not to warrant a refusal of the application on grounds of potential overlooking or loss of amenity. The building does only have one storey but this could be controlled via a planning condition preventing the insertion of additional windows/openings in the roof structure.

The previous removal of the trees on site had approval through various permissions. It is not considered that the removal of the walnut tree which has been granted under a separate permission, would significantly increase the potential for flooding in the immediate area.

(iv) Impact on trees

The previous application did propose the removal of the existing protected Walnut Tree. However, the removal of this tree has now been granted permissions for removal following an appeal decision and therefore is not a consideration of the current application.

(v) Parking

The site has ample on-site parking provision and as such the additional habitable accommodation should not result in off-site parking on the private road or surrounding streets.

(vi) Flood risk

The site is located within a Flood Zone 2. However, the proposed use of the extension is for a garage and therefore no living accommodation at ground floor level, which removes the danger from the potential risk of flooding to habitable rooms. The extension is also set well off the boundaries with adjoining properties and is not considered to be likely to result in additional drainage issues beyond the site.

8 Conclusion

The amended extension is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01357 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 Compulsary Purchase Act 2004.
- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 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 roof of the extension hereby approved 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 development hereby permitted shall be carried out in accordance with the following approved plans:

O/S Plan - License No. 100019980
Site layout plan - DN: 4151/500 - Rev A
Existing elevations - DN: 4151/1 and DN: 4151/2
Proposed elevations - DN: 4151/3 Rev B and DN: 4151/4 rev B
Existing GF plan - DN: 4151/8
Proposed floor plans - DN: 4151/10 Rev A

Reason: - To ensure provision of a satisfactory development.