
Site Address:	4 Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Installation of solar panels to southern roofslope and erection of summerhouse in rear garden.		
Application No:	APP/14/00146	Expiry Date:	16/05/2014
Applicant:	Mr Holland	Team:	Team 1
Agent:	Mr Davies	Case Officer:	Steve Weaver
	Helyer Davies Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Mill Lane is located in the Mill Lane Conservation Area in Langstone . This area is designated as a conservation area due to its proximity and setting adjacent to Langstone Harbour which lies to the south of the conservation area. Several of the properties, including the application site, have rear gardens which face onto Langstone Harbour. Mill Lane is characterised by large detached dwellings set within spacious plots containing mature landscaping on the boundaries.
- 1.2 The application site comprises a detached, two storey property which is accessed via a long drive off Mill Lane. This driveway also serves No. 5a Mill Lane. The property has been previously extended and incorporates a garage to the north and a rear conservatory. The rear garden is long (approximately 65m) and extends down to the coastline of Langstone Harbour, at which point the land level rises up to a concrete sea wall. The rear garden contains two existing modest timber outbuildings adjacent to the eastern boundary approximately half way down the garden. The rear garden also contains a wide variety of trees and shrubs with well screened east and west boundaries - of relevance to this application are a mature (16m) Monterey Cypress on the western boundary of the site (which lies opposite the proposed siting of the summerhouse) and a roughly maintained Cypress hedge which lies immediately beyond the eastern, 1.8m high close boarded fenced boundary and which rises to 3-4m in height. None of the trees are subject to TPO's.

2 Planning History

APP/13/00816

Demolition of existing 3 bed house and construction of new 3 bed house. Permitted 15/11/13 but not yet implemented.

3 Proposal

- 3.1 The application puts forward two discrete proposals for the site:
- (a) the installation of an array of 6no. solar panels on the southern roof elevation of the dwelling approved under APP/13/00816; and
 - (b) the erection of a summerhouse in the rear garden. The summerhouse would lie directly adjacent to the eastern boundary of the site, with a footprint of 5.7m x 3m and a curved roof reaching a maximum height of 3.4m. The summerhouse would be open fronted and be constructed using timber feather edge boarding for the walls and clay tiles for the roof.

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)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Townscape, Landscape and Seascape Character Assessment 2007

Listed Building Grade: Not applicable.

Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Conservation Officer

4 Mill Lane is a detached dwelling that is located within the Mill Lane Conservation Area. The existing dwelling is in a fairly poor state of repair and is not considered to be of any particular architectural merit. Permission has been granted recently for a larger replacement dwelling within the site. The six solar panels subject to this application are proposed to be located on the southern roof slope of the replacement dwelling in a central location.

Due to its sitting off an access road from Mill Lane the proposed dwelling and the solar panels would not be highly visible from the public domain or from within the conservation area itself. The panels have been well located utilising the least intrusive position on the property between two gables. It is therefore considered that they would preserve the character of the conservation area.

It is also proposed to erect a summer house within the rear garden of the site. As per the solar panels it is unlikely the summer house would be easily seen other than from Langstone Harbour itself. Whilst the design of the summerhouse is ornate its size and height would not make it obtrusive and as such there would be no impact on the conservation area. Condition recommended re materials.

Langstone Harbour Board

No objection to the solar panels. However there are concerns that the proposed summerhouse would have an adverse impact on the landscape and the Board therefore object to the summerhouse

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: 8

Number of site notices: One

Statutory advertisement: 11/04/2014

Number of representations received: None

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) The impact on the character and appearance of the Conservation Area and wider Langstone Harbour landscape
- (iii) The impact on the neighbouring properties

(i) Principle of development

7.2 The development site lies within the urban area where development ancillary to existing residential properties such as that proposed is considered acceptable in principle, subject to a thorough assessment of other development control criteria and relevant national planning policies, as well as those at a local level in the Council's adopted Local Plan (Core Strategy) 2011. In particular, those policies are strongly supportive of proposals putting forward renewable energy sources.

(ii) The impact on the character and appearance of the Conservation Area and wider _____ Langstone Harbour landscape

7.3 The application site is situated within the Mill Lane Conservation Area and close to the harbourside setting of Langstone Harbour. The existing built development in the surrounding area is characterised by large detached dwellings set within generous plots, a number of which have a Langstone Harbour frontage. In this context the impact of the two different elements of the application are as follows:

Solar panels

7.4 The solar panels are proposed to be sited centrally on the rear, south facing roof slope of the dwelling approved under APP/13/00816. As such they will lie neatly between the two gable projections which face the Harbour, and thus be well screened from the wider Conservation Area. Whilst they will be visible in longer distance views from the Harbour side, they will be seen in the context of two storey buildings with a significant amount of glazing, and as such will not appear unduly obtrusive in views across this landscape.

7.5 It is worth noting that such development would normally constitute permitted development, and permission is only required in this case as the proposal is effectively an addition to an as-yet unimplemented permission. A condition will be required to ensure that the panels are installed in conjunction with that permission, in order to accord with the terms of the submitted application.

Summerhouse

7.6 The summerhouse is proposed to lie approximately two-thirds of the way down the

rear garden, 16m back from the concrete sea wall that marks the limit of the residential curtilage. Ground levels across the site vary, such that the sea wall height is approximately 1.5m above the ground level where the summerhouse is proposed. It will lie directly adjacent to the eastern boundary of the site, which is marked by a 1.8m close boarded fence, beyond which lies a cypress hedge of 3-4m in height in the garden of 5a Mill Lane to the east. The expansive curtilage of No.5A contains a number of outbuildings close to the harbour frontage, as do some of the Harbourside properties to the west.

- 7.7 In this context it is proposed to site a summerhouse of an ornamental design, composed of timber feather boarding and clay tiles. Its siting adjacent to the taller cypress hedge to the east and its limited height (max 3.4m) and ground level means that it is unlikely to appear obtrusive in views from the Harbour, whilst its sheltered rear garden setting results in it having no significant impact on the overall character of the Conservation Area.
- 7.8 It is also worth noting that such development would normally constitute permitted development, and permission is only required in this case as the proposal lies within 2m of the boundary of the property. Therefore, notwithstanding the concerns expressed by the Langstone Harbour Board, the impact of the summerhouse as proposed is considered to be limited and acceptable.

(iii) The impact on the neighbouring properties

Solar panels

- 7.9 The proposed solar panels will be well screened from the view of nearby residential properties by the boundary treatments of the site and also given their sheltered location between the two projecting bays of the approved dwelling.

Summerhouse

- 7.10 The summerhouse will also be well screened from the view of nearby residential properties by the boundary treatments of the site.
- 7.11 No objections have been received to either proposal from any nearby properties.

8 Conclusion

- 8.1 Both the proposed solar panels and summerhouse are considered to have a limited and acceptable impact upon the character and appearance of the area and the amenities of adjoining properties and the application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00146 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 solar panels hereby approved shall be installed only in conjunction with the implementation of Planning Permission APP/13/00816 dated 15 November 2013.

Reason: To accord with the terms of the application submitted and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Construction of the summerhouse hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 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:

Proposed Solar Panels and Summer House drawing number 12126/100

Reason: - To ensure provision of a satisfactory development.