
Site Address:	4 Mill Lane, Langstone, Havant, PO9 1RX		
Proposal:	Conservation Area Consent for demolition of existing 3 bed dwellinghouse.		
Application No:	APP/13/00874	Expiry Date:	01/11/2013
Applicant:	Mr D Holland	Team:	Team 1
Agent:	Mr T Davies	Case Officer:	Rachael McMurray
	Helyer Davies Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT CONSERVATION AREA CONSENT**

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 large and extends down to the coastline of Langstone Harbour. The garden contains a high level of trees and hedgerows. None of the trees are under TPO's.

2 Planning History

APP/13/00816

Demolition of existing 3 bed house and erection of a new 3 bed house. Decision pending - recommended for permission.

APP/12/00155

Demolition of existing conservatory and lean to. Construction of single storey sun room to rear. Front and side extension to garage. Extension of balcony on first floor over sun room at rear. Permitted.

3 Proposal

Demolition of the existing 3 bedroom house.

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)

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. Therefore subject to an appropriate replacement scheme the demolition of the existing dwelling is considered to be acceptable.

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: 1

Statutory advertisement: 13/09/2013

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) Impact on the conservation area

7.2 The Conservation Officer has been consulted on the loss of the building and the impact that this may have on the Mill Lane conservation area. They have advised that the existing dwelling is in a fairly poor state of repair and is not considered to be of any particular architectural merit. Therefore subject to an appropriate replacement scheme the demolition of the existing dwelling is considered to be acceptable.

7.3 Related application APP/13/00816 puts forward a scheme for replacement of the existing dwelling with a new 3 bedroom house; this has been assessed as being acceptable and has been recommended for permission. Therefore it is appropriate for this application for conservation area consent to be recommended for approval also.

8 Conclusion

8.1 The application is recommended for approval as the existing dwelling is of little architectural merit and a satisfactory replacement dwelling has been proposed under related application APP/13/00816.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT CONSERVATION AREA CONSENT** for application APP/13/00874 subject to the following conditions:

- 1 The works to which this Conservation Area Consent relates must be begun within a period of 3 years beginning with the date of which this consent is granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The demolition authorised by this consent shall not be commenced until a binding contract for carrying out works of redevelopment of the site is made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to protect the special character of the area and to prevent the site remaining vacant for a significant period of time and having due regard to the National Planning Policy Framework 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement

Heritage Statement

Existing site plans, floor plans and elevations - Drwg No: 12126/01

Proposed site plan, floor plans and elevations - Drwg No: 12126/02

Proposed side elevations and sections - Drwg No: 12126/03

Reason: - To ensure provision of a satisfactory development.