

**Replacement single storey rear extension following
removal of existing single storey rear extension,
erection of single storey outbuilding,
34 High Street, Milford on Sea:**

1. Introduction

Following a supportive pre-application (ENQ/23/20260/EHH), a planning application is now submitted for alterations at 34 High Street, Milford-on-Sea including replacement of an existing single storey extension and erection of an outbuilding.

The proposals are considered suitable and the applicants have discussed the scheme with the immediate neighbour who is also supportive.

The alterations will enhance the existing building and improve the living environment for the applicants, creating a much more useable lower ground floor in a sustainable manner.

2. Existing

The application site is located on the south side of High Street, Milford on Sea. Whilst the immediate area is predominantly commercial in use, the application site occupying a typical width is a C3 dwelling house fronting the High Street with a large verdant rear amenity space leading toward Danes Stream beyond.

The site is located within the Milford-on-Sea Conservation area and is also a Listed Building (Grade 2).

As the Conservation Area appraisal notes, there are no typical building styles nor locally repeated detailing; this is evident in the street scene with a range of varied heights, styles and architecture.

The application site consists of a two bedroom dwelling set over four split levels. The building has a number of historical planning applications, most recently relating to internal alterations to the second floor (approved) and an extension to rear dormer (refused due to the material choice).

It is important to note that no changes occur to the principle elevation to the High Street, nor any changes to the upper floors occur which would be afforded glimpses from the rear.

Due to the change in levels, dropping to the rear of the site, whilst the facade of the dwelling is seen as 2 storey, the rear has a clear 3 storey bulk.

To the rear of the dwelling, the lower ground floor contains a small WC and kitchen, it has been extended at some time in the past by around 2.5 meters. The extension is in poor condition and of poor thermal performance being of single skin construction with little or no roof insulation and inefficient glazing.

The existing extension has little merit in terms of architecture and is seen as a 'lean-to' with a pitched concrete tiled roof rising to abut the main building just below the living room window.

3. Proposal

Having recently purchased the dwelling, the new owners are keen to enhance the rear elevation whilst making internal alterations to improve the usability of the WC (currently the water heater for the dwelling is located in a cupboard adjacent the WC which is difficult to access), along with extending the space to be able to place a dining table to account for lost space due to the enlarged WC and requirement for cavity wall construction.

An outbuilding is also proposed, within the rear amenity space. Existing outbuildings have already been removed due to their poor condition and instability. These are visible on the Ordnance mapping system and shown dotted on the site plan for clarity. The proposed outbuilding is in a similar siting, but set further away from the boundaries.

4. Dwelling

The proposal is simple and adopts a contemporary approach to both the rear extension and outbuilding. It is considered this approach creates a clear break from the original building with its traditional architecture and therefore does not compete with the Listed Building, but rather compliment it, maintaining the integrity and interpretation of the original building.

Following the pre-application, which had proposed a more contemporary use of timber cladding for the extension, it is now proposed to use a red brick, which is commonplace in the locality and adheres to advice received at pre-application stage.

As the proposed extension replaces an existing add-on, with no need to alter openings; no loss of historic fabric occurs. As the drawings demonstrate, the contemporary form, with its flat roof form sits against the main building below the height of the existing pitched roof and so creates a better relationship.

Internally, changes proposed are considered minor and include the removal of stud partition wall between the kitchen and WC and relocating it 700mm southwards, to increase the size of the WC. Existing services and drainage runs will be retained. This additional space will allow a door to open properly and an existing cupboard housing a water heater will be more readily accessible as it is likely this will need to be upgraded.

Existing walls within the kitchen are currently overload with 'shiplap' painted timber. This is to be removed and upon inspection it is likely that isolated plasterboard be fitted. The existing ceiling will be retained, repaired and repainted, with spotlights added.

The extension will be of block cavity and timber construction with the external face in vertical cedar cladding. A small parapet roof will conceal a high performance flat membrane roof. The design is such that rain water goods can also be concealed to the west elevation and so not visible when looking at the rear elevation.

Glazed doors will provide access to the existing patio area, these will be centrally located and pick up on the existing placement of windows on the upper floors. Again, following pre-application advice, a 3-panel door has been closed to better reflect the proportions of the existing windows found on the upper floors.

The existing ceiling height of 2m is to be raised slightly within the extension, to a proposed 2.2m, this will add slightly more height within the dining area and allow a standard 2m set of doors and then curtain / blind can be fitted above.

The scale of the extension is single storey with a typically low ceiling height. Care has been taken to ensure the immediate neighbour to the East at 36 High Street is not adversely affected. The applicants have discussed the proposal with the neighbour prior to this submission and is fully supportive.

5. Outbuilding

As noted above, the outbuilding is sited in similar location to two sheds which existed on the site previously. The design will match the proposed extension being flat roof, contemporary and clad in cedar; the use of timber will help it sit within its surroundings.

The outbuilding will be used as a gym, as shown and will include a covered decking area with contemporary timber canopy over with horizontal louvres to provide privacy.

The outbuilding is single storey and is set away from the boundaries and so no harm occurs to any neighbouring amenity.

Access to the outbuilding is only possible through the existing dwelling.

For clarity, the existing outbuildings on site were in a poor state of repair and these were removed due to safety concerns prior to the submission of this planning application. The digital Ordnance Mapping and NFDC mapping system still shows these as in situ, and so these have been shown on the application drawings in a blue dotted line.

Photographs below show the outbuildings in situ when the property was purchased.



6. Trees

In line with advice received during pre-application stage, an arboricultural report is submitted with this planning application, whilst no trees are subject to Preservation orders, given the site is located within a Conservation Area, the protection and retention of the existing trees on and around the site has been considered.

7. Flooding

The site lies within flood zone 3. The existing floor level of the dwelling is not to be reduced. The current extension sits 30mm below the level of the kitchen and so by increasing the new extension floor in line with the main building (by 30mm), this is seen as a betterment. A 2.5m increase in extension will not increase the flood risk elsewhere given it is sited over existing patio area.

There will be reduction in existing floor level, this is as per EA guidance.

The outbuilding has no sleeping accommodation and so there is no risk to life from flooding. The use of water butts on both the extension and outbuilding will further mitigate against surface water run off.

This was confirmed to be the case during the pre-application submission.

The rear of the application site is generally flat. The lower ground floor level of the existing dwelling is to be utilised and the proposed extension is to be no lower than the existing.

The existing extension floor level is set 30mm lower than the main part of the dwelling, this is to be raised and so is an improvement.

Paving and hardstanding areas, where proposed will be permeable to minimise surface water run-off. To comply with recommendations set out within the document 'Improving the flood performance of new buildings' CLG (2007), the proposed extension should incorporate the following which will be investigated during Building Regulation stage of works:

Resilient ground floor construction, comprising; ground bearing concrete slab, non-reinforced and a minimum 150mm thick. The floor should incorporate a 1200 gauge polythene damp proof membrane (dpm.), lapped by 300mm and sealed, and lapped and sealed with wall damp proof course (dpc). Insulation should be installed above the dpm. Consideration should be given to the use of ceramic or concrete based floor tiles, stone and sand / cement screeds.

Under floor services using ferrous materials should be avoided.

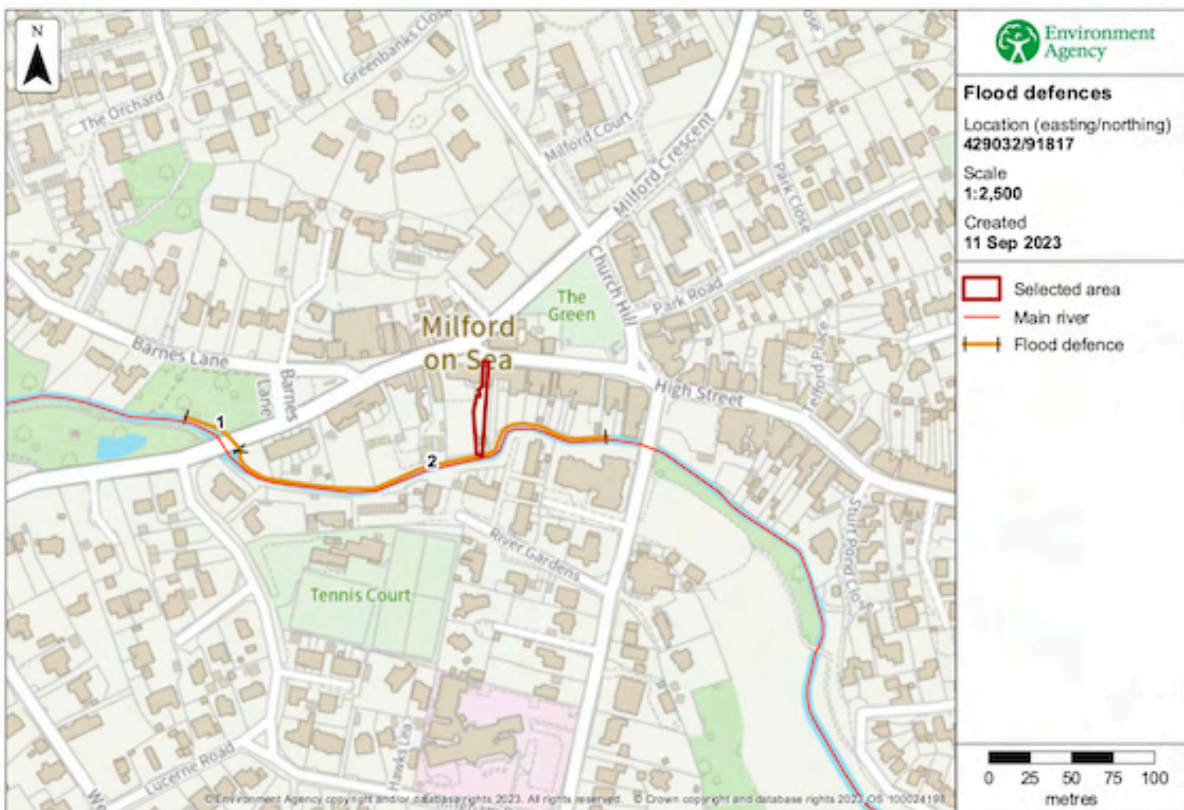
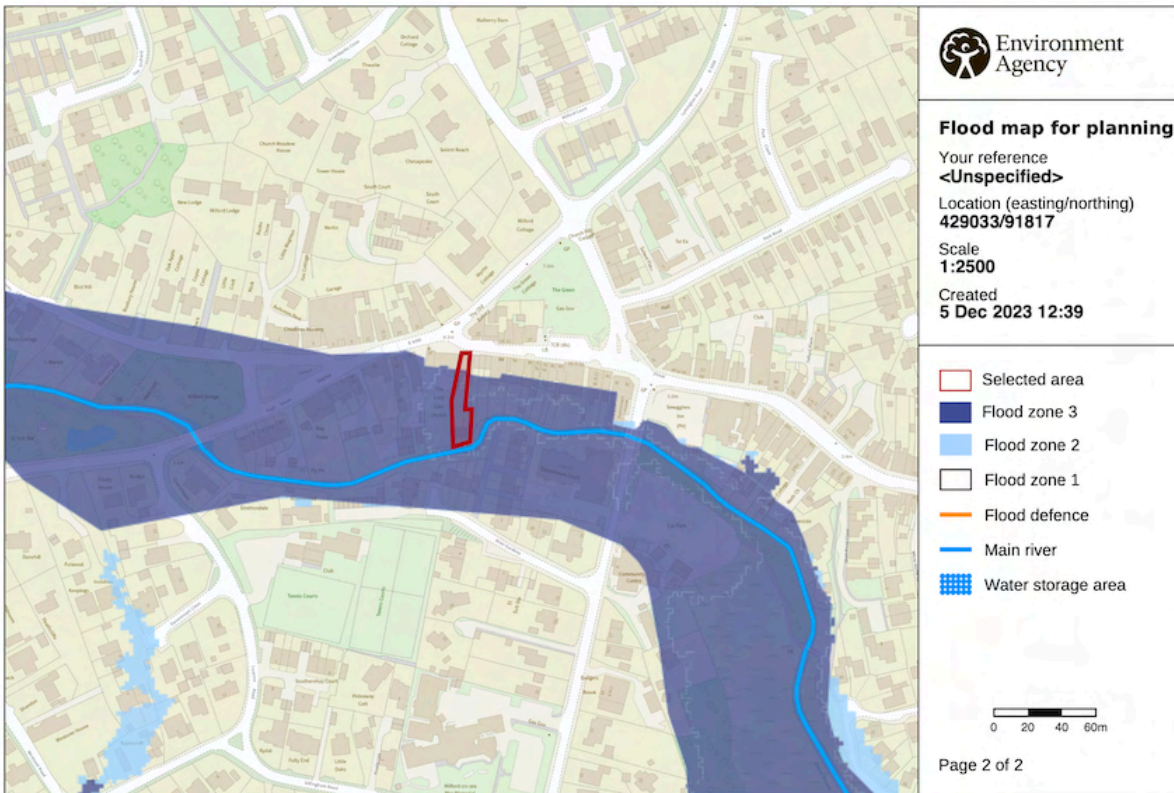
Concrete trench fill foundations should be used, with block-work below ground being sealed with an impermeable material or encased on concrete to prevent water movement from the ground to the wall construction.

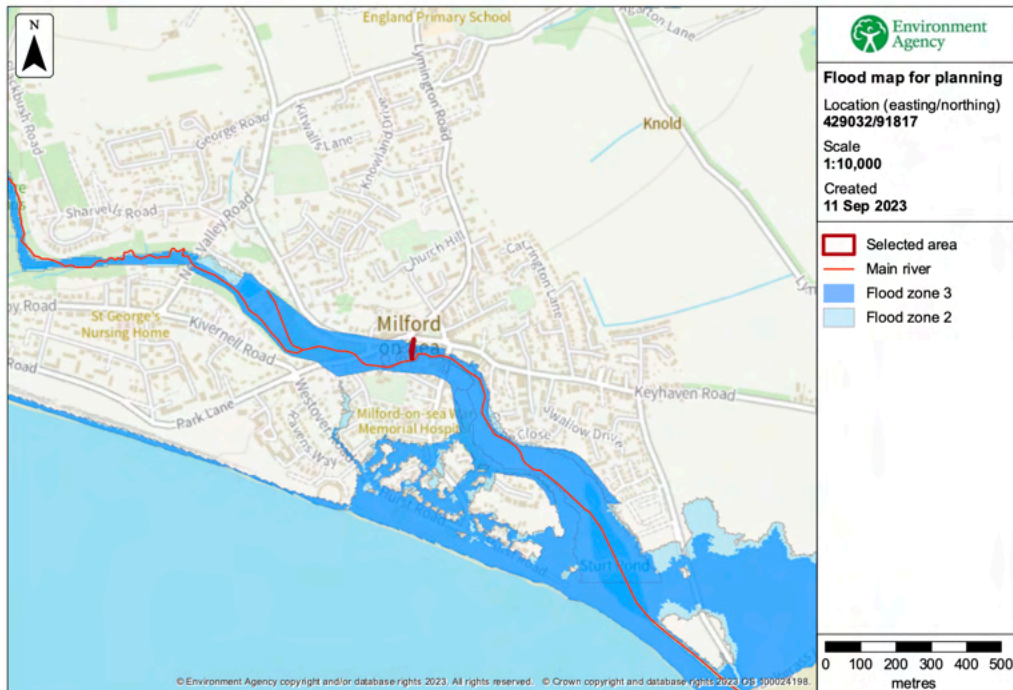
External walls should be of cavity masonry resilient design, comprising; thoroughly filled mortar joints to reduce the risk of water penetration.

Where possible, consideration should be given to the use of engineering bricks below ground and up to dpc level. Clear cavity walls (walls with no cavity insulation) have better flood resilience characteristics than filled or partially filled cavity walls, so consideration should be given to the use of composite insulation boards internally.

DESIGN, ACCESS AND HERITAGE STATEMENT

REAR EXTENSION, OUTBUILDING,
34 HIGH STREET, MILFORD ON SEA





Water Depths & Levels for SO41 0QD

Point	Water Depth (Metres)		Water Surface Level (mAOD*)	
	0.5% Annual Probability/1 in 200 Year Present Day (Flood Zone 3)	0.1% Annual Probability/1 in 1000 Year Present Day (Flood Zone 2)	0.5% Annual Probability/1 in 200 Year Present Day (Flood Zone 3)	0.1% Annual Probability/1 in 1000 Year Present Day (Flood Zone 2)
1	NoData	NoData	NoData	NoData
2	0.07	2.00	0.21	2.15
3	0.31	2.00	0.46	2.15
4	0.19	2.00	0.35	2.15
5	0.45	2.00	0.60	2.16
6	0.16	2.00	0.31	2.16

8. Access

The access arrangements into and around the dwelling are not to be altered. The only changes to access relate to a widened opening top the rear lower ground floor area and so access in to the rear amenity area is improved.

9. Amenity

No harm occurs as a result of the increased depth of the single storey extension and erection of outbuilding. The amenity area for the dwelling is large, secluded and enjoys a verdant outlook.

As the proposed increase to extension is single storey, impact to neighbouring amenity is minimal, with a supportive neighbour to the west and to the west a car park area for 'The Lazy Lion' at 32 High Street.

10. Ecology

Given this is a Listed Building and the proposals are a replacement single storey extension and modest outbuilding for which no loss of planting or habitat occurs, the proposal has no adverse affect on any protected species. The proposed site plan shows a bat-box and bird box to be installed within the application site and so is a betterment over the existing.

11. Heritage

The building is Grade II Listed and falls within the Milford-on-Sea Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, and this is reinforced by the National Planning Policy Framework chapter 16.

The official listing text is noted below:

1. 5235 HIGH STREET (South Sid) MIIFORD ON SEA ----- Nos 34 to 42 (even) SZ 29 SE 10/227

II GV

2. Early C19 terrace of cottages. Red brick (No 42 rendered white). Slate roof (Nos 34 and 36 tiled). 2 storeys, 1 window each, mainly sashes with glazing bars although late C19 glazing to Nos 34 and 36. Nos 34 to 38 have inserted bow windows and No 42 has a modern shop window not now used as such. Graded II for group value.

The Red Lion Public House, No 34 and Nos 44 to 46 (even) with No 37 (The Old Smithy) opposite (buildings of local interest), form a group.

Listing NGR: SZ2903491839

Originally a Saxon settlement, then name came from merging the two words 'mill' and 'ford'. At the time of the Domesday Book of 1086, two separate estates were located in Milford.

In 1800, Milford was landlocked, with coastal erosion and the growth of the village, Milford bordered the sea by 1900. Following regeneration in 1932 and after the second world war, the village became popular as a spa resort.

The building appears on historic maps and whilst originally had a protruding ground floor to the High Street, most likely due to a commercial frontage (planning history suggests the ground floor was used for the sale of antiques), this has since been removed.

The building has since been extended and adapted a number of times resulting in the present house. These extensions and modifications have occurred on a regular basis during the 1970s and more recently in the 2000s. The majority of changes have occurred to the rear and so from public vantage point the building retains its original design.

Many historic houses, such as this whether small or large, urban or country, have been the subject of changes throughout the centuries to enable them to satisfy changing aspirations, requirements for privacy and comfort, changing sources of heat, developments in sanitation, changing relationships with servants and staff, to account for changes in technology and the availability of materials, resulting from the necessity or repair and refurbishment.

The design of the existing single storey extension does not contribute positively to the dwelling and it does not enhance its appearance. The extension is poorly constructed and has poor thermal performance, being of single skin construction.

The rear extension alterations and outbuilding are seen as an enhancement over the existing and are not visible from the public realm.

12. Internal Changes:

The submitted drawings demonstrate the change proposed, Internally, the changes are minor and involve the relocation of an internal stud partition wall. The existing wall is not part of the historical fabric and so no harm occurs.

The extension is constructed of modern materials, which being single skin are in a poor state of repair and are of no merit.

13. External Changes:

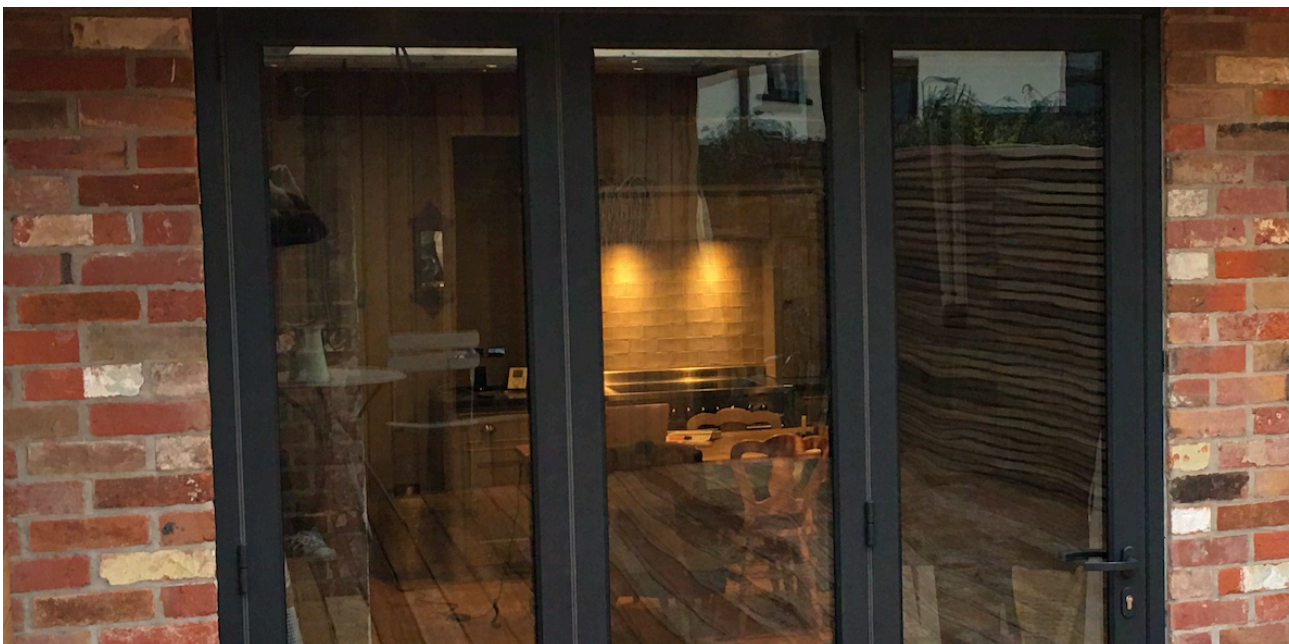
Externally, as the proposed extension replaces an existing extension, no further openings are required in the host dwelling and so no harm occurs.

The existing rear extension has a lean-to hipped roof which abuts the rear wall just below the cill of a living room window. Its removal and replacement with a flat roof extension will sit at a lower level than the existing hipped roof.

It is proposed to repair and re-instate the bricks which will be re-exposed following the removal of the hipped roof. It is not known at this stage what lies behind the existing roof structure. Once removed, bricks will be cleaned, repointed to match the existing wall and painted to match the existing.

The extension will be constructed from brick with a parapet roof form. This is considered a simple and neat solution to enable it to sit comfortably against the existing building. It is a far more sympathetic form than one with an over-hang, fascia and eaves.

A reclaimed red brick is proposed, this picks up on that as seen adjacent on the brick wall forming boundary between 34 and 32 High Street. A sample photograph of the bricks to be used is below.



The pre-application submission showed an array of solar panels to the rear extension. As per comments received from the LPA, this has been removed from the scheme. A small roof lantern is now proposed set away from the edges and behind the brick parapet; this minimises any view of the lantern. The lantern is required to allow natural light into the deep floor plan. Given its low pitched hipped form, the lantern has no detrimental affect on the rear of the host building.

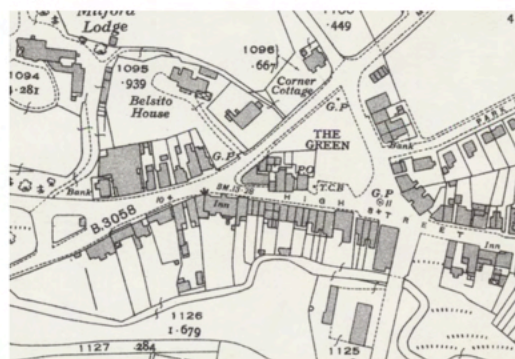
An existing brick wall forms a boundary between The Lazy Lion, at 32 High Street; as noted above, this is to be retained. To ensure its retention and safety during the construction process, the wall will be fully protected with timber boards own its inner face.

14. Historical Photographs



Photographs showing the facade to High Street, no change is proposed.

15. Historical Mapping



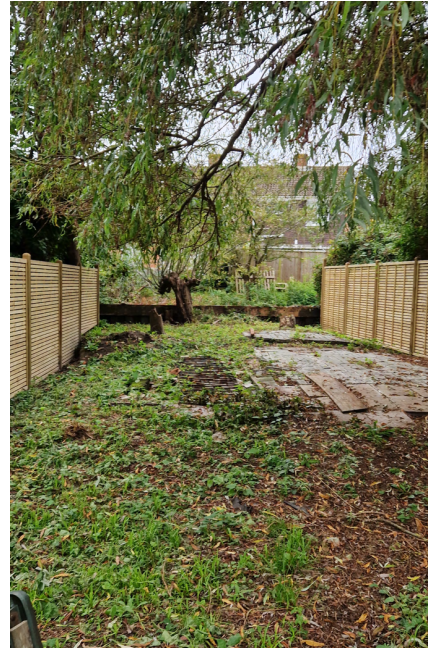
16. Site Photographs



North (front)



South (rear showing existing extension and rear garden)



South (rear showing existing extension)



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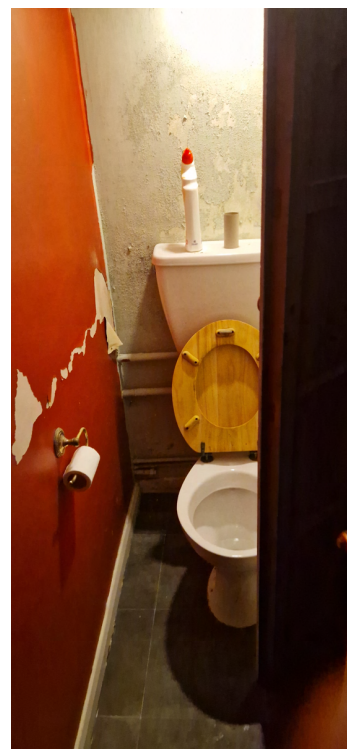
Internal (kitchen, looking towards garden). Note artex ceiling and shiplap cladding.



Internal (kitchen, looking north showing existing wall to be removed and rebuilt)

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Internal (existing WC, showing wall and door frame to be removed and replaced).