

Heritage Team Response

Date – 5/10/2023

APP/23/00713 – 50a Langstone Road, Langstone

Background

The application site is located on Langstone Road, just north of the Hayling Bridge. It comprises a two-storey detached dwelling. The site is enclosed by a 2.1m high close boarded fence along the boundary with Langstone Road and a set of solid aluminium gates at the entrance. The site is not within the conservation area but sits in between the boundaries of Langstone and Mill Lane Conservation Areas.

Proposal

2.1m high acoustic close boarded fence along Langstone Road (retrospective)

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.

NPPF (2023) – Chapter 16

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.

Assessment:

The fence has already been constructed and is therefore retrospective. It comprises a 2.1m high close boarded fence with every other fence board a contrasting colour (dark blue) to add interest to the boundary treatment and break up the massing of the fence. The fence serves a purpose on a busy main road and the contrasting colours add visual interest.

Overall, the structure does not result in harm to the setting of the two adjacent conservation areas.

Conclusion

NO OBJECTION