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Site Address: 4 Langstone High Street, Havant, PO9 1RY  
Proposal: Replacement of existing wood front door with a new wood front door due to aging / deterioration of existing door.  
Application Type: Full Planning Permission  
Application No: APP/23/00061 Expiry Date: 06/04/2023  
Applicant: Dr. Plater  
Seqirus  
Agent: Case Officer: Selina Donophy  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is located in Langstone High Street, within the Langstone Conservation Area. The north side of Langstone High Street is characterised by period cottages, set in short terrace rows. Some of these are listed but No. 4 is not designated. The property is located within the Chichester Harbour Area of Outstanding Natural Beauty. The application site is also located within Flood Zone 3.

## **2 Planning History**

None relevant

## **3 Proposal**

Replacement of existing wood front door with a new wood front door due to aging / deterioration of existing door.

## **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

### Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)  
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))  
CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
DM9 (Development in the Coastal Zone)

### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.  
Conservation Area: Langstone

## **5 Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

Chichester Harbour Conservancy's Response

#### **NO PLANNING OBJECTION WITH PLANNING CONDITIONS**

Appropriate planning conditions to control the following are suggested and should be considered and applied by the LPA:

- materials of construction and the finished appearance.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Chichester Harbour Conservancy is keen to ensure that all appropriate and necessary planning considerations, on and off-site, are fully addressed to safeguard the quality of the AONB.

Many 'Planning Permitted Development' allowances do not apply within an AONB.

'Permitted Development' works therefore may require a planning application to be submitted to the Local Planning Authority for formal consideration.

### **Conservation Officer**

The proposed replacement door would be of a wooden material with a small, glazed porthole in a light grey colour. This would be suitable in character for the heritage context of the conservation area.

Overall it is considered that the proposal would meet the test set out in Section 72 of the 1990 TCPA and would meet the requirements of the relevant local plan policies.

### **Conclusion**

#### **NO OBJECTION**

### **Councillor Imogen Payter**

No comment received

### **Councillor Phil Munday - St Faiths**

No comment received

### **Councillor T Pike - St Faith's**

No comment received

## **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: 4

Number of site notices: 1

Statutory advertisement: 17/02/2023

Number of representations received: 0

| Comment              | Officer Comment |
|----------------------|-----------------|
| No comments received |                 |

## 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 design and impact on the character of the area, Conservation Area and Area of Outstanding Natural Beauty
- (iii) Effect on neighbouring properties
- (iv) Flood risk

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The site is also located within Langstone Conservation Area and Chichester Harbour AONB and these and other planning matters are considered below

(ii) Appropriateness of design and impact on the character of the area, Conservation Area and Area of Outstanding Natural Beauty

7.3 This proposal comprises a replacement door at the property- this would be formed from Accoya wood in colour grey with a porthole style window. 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. For this reason Havant's Heritage Officer has been consulted in regards to this proposal and is satisfied this meets the test set out in Section 72. No objection is raised.

7.4 The site is also located within the Chichester Harbour AONB. For this reason the Chichester Harbour Conservancy have been consulted on this proposal and they have confirmed they have no objection to uphold.

7.5 The design and appearance of the replacement door is deemed appropriate in context to the main building, conservation area and area of outstanding natural beauty therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality

(iii) Effect on neighbouring properties

7.6 This proposal is not considered to result in any harm to the amenity of neighbouring properties. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.7 This proposal would not result in the creation of new floor space and therefore would not impact flood risk.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the conservation area, area of outstanding natural beauty and neighbours, therefore considered to be appropriate and recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00061 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 Compulsory Purchase Act 2004.

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

26 Jan 2023 LAND REGISTRY LOCATION PLAN  
10 Feb 2023 FRONT DOOR PLAN  
26 Jan 2023 FRONT DOOR SPECIFICATION  
10 Feb 2023 HERITAGE STATEMENT

**Reason:** - To ensure provision of a satisfactory development.