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Sent: 09 March 2021 16:59

To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Cc: Havant Planning and Development Mailbox New <planning.developmentnew@havant.gov.uk>

Subject: APP/20/01079 & APP/20/01080 – 59 & 61 Langstone Road Langstone Havant PO9 1RB

Dear Lesley

Firstly, many apologies for lengthy delay in commenting, owing to a large backlog of cases and some large housing proposals which I have had to prioritise for comment.

APP/20/01079 & APP/20/01080 – 59 & 61 Langstone Road Langstone Havant PO9 1RB

Replacement cottage, Privy style storage building, installation of gates in front wall and repointing of front wall (Amendments to APP/19/00837)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to-

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- any and all roof lights / skylights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- the boundary wall to the road should be retained and any timber fence enclosure to the private garden amenity space should be set within the plot behind the retained boundary wall.

Officer reasoned justification

The Conservancy is pleased to see the reconstruction of these historic buildings which were the subject of fire damage.

I note this is a revision to APP/19/00837, that earlier application being granted 26.11.2019, with my colleague Mr Rothery raising no objections to those proposals.

The only real differences I can discern are to the rear (east elevation) to the roof configuration and a lowering of the positioning of rooflights windows at that level and in the catslide roof below.

I also see many of the approved details have been resubmitted for consideration.

Overall, the Conservancy has no objection having regard to Policy CS12 of the local plan, reinstating an important part of the cultural heritage of Langstone, which contributes positively to the AONB, although the number of rooflights in the catslide roof element does seem a little excessive.

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer
Chichester Harbour Conservancy

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