
Site Address:	71 Langstone Road, Havant, PO9 1RD		
Proposal:	Loft conversion and roof alterations		
Application Type:	Full Planning Permission		
Application No:	APP/23/00349	Expiry Date:	05/07/2023
Applicant:	Ms Clarke		
Agent:	Mr Critchley	Case Officer:	Joseph Toole
	Critchley Architecture And		
	Design (CAAD) Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

71 Langstone Road, Havant, is a two storey end of terrace property, located to the east side of Langstone Road. The property comprises of brickwork and white cladding with red clay roof tiles.

The property is located within Langstone Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty (AONB) with surrounding properties of similar style and design.

The application site is within Flood Zone 2/3.

2 Planning History

APP/13/00132 - Installation of a dropped kerb and provision of new access.,
REF,04/04/2013

APP/13/00623 - Crown lift by 2.5m and reduce height by 0.5m and side by 0.4m 4No. Leylandii; fell 1No. Cherry tree and replace with 1No. Acer; reduce in height by 1m 2No. Irish Yews; reduce by 0.5m overall 1No. Holly; reduce in height by 1m 1No. Magnolia; remove Leylandii stump, all trees are within Langstone Conservation Area.,
RNO,31/07/2013

APP/13/00673 - Demolish existing conservatory and erect loggia to rear and side elevation., PERM,30/08/2013

APP/13/00674 - CAC to Demolish existing conservatory and erect loggia., UNK,
APP/14/00441 - Application for non-material amendment in relation to reducing the north side of loggia., PERM,03/06/2014

APP/15/01022 - Crown reduce 1No. Silver Birch by 1m; reduce 4No. Conifers by 1m in height and 0.6m in width; remove 1No. Holly. All within Conservation Area of Langstone., RNO,27/10/2015

APP/15/01263 - Reduce 1No. Magnolia height by 1.5m and sides by 0.6m, within Conservation Area of Langstone., RNO,11/12/2015

APP/17/00890 - Crown reduce 1No. Magnolia by 1m overall to previous pruning points and crown lift to 2.5m; crown reduce 1No. Holly back to previous pruning points; crown reduce 1No. Silver Birch back to previous pruning points and crown lift to 2.5m; crown reduce 4No. Leylandii back to previous pruning points. All trees within Conservation Area of Langstone., RNO,13/09/2017

APP/19/00964 - Reduce crown 4No Leylandii by 0.5 - 1 metres to previous pruning points and crown lift to 3 metres. Reduce crown 1No Silver Birch by 1 metres to previous pruning points. Reduce crown 1No Holly by 0.5 - 1 metres to previous pruning points. Reduce crown 1No Magnolia to previous pruning points. All trees within Conservation Area of Langstone., RNO,31/10/2019

APP/21/00388 - 4 x Conifer (1) - trim/reduce to old pruning points. Crown lift to 3m. 1 x Magnolia (2) - Reduce to old pruning points. 1 x Silver Birch (3) - Reduce to old pruning points. Crown lift to 2m. 1 x Holly (4) - Remove -Reason to maintain trees and hedges. Holly is now in the wrong place for the garden., RNO,06/05/2021

3 Proposal

The proposal would involve a loft conversion to provide a bedroom and shower room.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection

Please see Officer reasoned justification on the website.

Conservation Officer

Assessment

The application proposes to convert the loft space of the property to living accommodation. This will include the two roof light windows in both the front and rear facing roof slopes and a small window in the side facing gable end. The adjoining neighbour at No. 73 already has roof light windows in the front elevation and therefore the introduction of such fenestration is not out of character. Overall, the proposed windows would not adversely impact of the special character of the conservation area.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the designated heritage assets (the Langstone Conservation Area) and would preserve and enhance the special qualities of the conservation area, meeting the test set out in Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

Councillor Gill Harris

No Comment.

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalized.

- The public foul sewer requires a clearance of 3 meters on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 meters of the external edge of the public foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 meters of a public foul sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Environment Agency

No Comment.

Southern Gas Network

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

SSEN Distribution

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Principle of development
- (ii) Appropriateness of design and impact on the character of the area and conservation area
- (iii) Effect on neighbouring properties
- (iv) Parking matters
- (v) Drainage implications
- (vi) Flood Risk
- (vii) Other matters

(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.

(ii) Appropriateness of design and impact on the character of the area and conservation area and AONB

7.3 The site falls within the Langstone Conservation Area where special regard must be given to preserving or enhancing the character and appearance of the area under the Planning (Listed Building and Conservation Area) Act 1990. The site also falls within the Chichester Area of Outstanding Natural Beauty, where under the Countryside and Rights of Way Act 2000, LPA must have regard for the purpose of conserving and enhancing the natural beauty of the AONB.

7.4 The Council's Conservation Officer commented on the application raising no objection, thus considered to have an acceptable impact on the conservation area.

7.5 The Chichester Harbour Conservancy commented on the application raising no objection, thus considered to have an acceptable impact on the AONB, meeting the requirements of the Countryside and Rights of Way Act 2000.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 To the front there would be rooflights within the proposed loft conversion facing out onto Langstone Road. This is not considered to have an adverse impact on any surrounding properties.
- 7.7 On the north side facing No.s 6 and 7 The Saltings there would be a window within the proposed loft conversion serving a shower room. This has been recommended to be conditioned to be obscurely glazed and non opening below 1.7 metres in floor level.
- 7.8 To the rear there would be two rooflights within the proposed loft conversion. Due to thier position in the roof it is not considered to cause harmful overlooking to any of the surrounding neighbouring properties.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Parking matters

- 7.10 The proposal works would continue to provide 4 bedrooms thus not increasing the parking requirements on site.

(v) Drainage implications

- 7.11 Southern Water commented on the application raising no objection. An informative has been added to the decision.

(vi) Flood Risk

- 7.12 The application would be classed as a 'minor development' and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.13 The application site is located within Flood Zone 2/3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. It is also worth noting the proposal would not increase the existing footprint. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy. A condition for the proposed works to adhere to the Flood Mitigation measures has been recommended.

(vi) Other matters

- 7.14 Portsmouth Water, SGN and Scottish and Southern Electricity Networks commented on the application therefore appropriate informatives are recommended to draw the applicant's attention to the matters raised.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00349

- 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:

Location and Block Plan - 22103 - 103A
Proposed Section and Roof Plan - 22103 - 612 A
Proposed Floor Plans - 22103-412 A
Proposed Elevations - 22103-502 E
Heritage Report - 22013

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the loft conversion hereby permitted the window in the second floor on the north west elevation serving a shower room facing No.6 and No.7 The Saltings shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development approved shall be carried out in accordance with the Flood Risk Assessment unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.