
Site Address:	7 Towers Garden, Havant, PO9 1RZ		
Proposal:	Retention of replacement front door.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00067	Expiry Date:	10/04/2023
Applicant:	Miss Blash		
Agent:		Case Officer:	Graham Speller
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located in Towers Garden, just off Langstone High Street, within the Langstone Conservation Area. Towers Garden is a small cul-de-sac of 1960's housing.
- 1.2 It is covered by an Article 4 Direction which along with other restrictions, removes PD rights including changes to the windows and doors on the front elevations.
- 1.3 The site is within Flood Zones 2 & 3.

2 Planning History

APP/15/00980 - Reduce height of 1No. Eucalyptus to previous pruning points and remove lower branches overhanging boundary. Remove lower branches overhanging boundary from 2No. Cupressus. Reduce height of 1No. Holly by 5.5m, all within conservation area of Langstone., RNO,16/10/2015

3 Proposal

- 3.1 Retention of replacement front door. The replacement door is white uPVC with a central glazing panel.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS15 | (Flood and Coastal Erosion) |
| CS16 | (High Quality Design) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |
| DM9 | (Development in the Coastal Zone) |

Havant Borough Local Plan (Allocations) July 2014

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| DM20 | (Historic Assets) |
| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received.

Conservation Officer

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.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 CS16 (High Quality Design) (1a) of the Core Strategy states that “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.

Assessment

Whilst the replacement door does not retain the horizontal glazed sections that the original door had, it does not differentiate too much from the original, to the point whereby it would detract from the uniformity of Towers Garden. It retains a traditional look with a glazing panel and letterbox. 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 comments received.

Councillor Phil Munday - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments 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: 12

Number of site notices: At least one site notice exists

Statutory advertisement: 17/02/2023

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
- (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.

7.3 As noted above, there is an Article 4 Direction that restricts some 'permitted development.'. The applicant has replaced the front door which required the benefit of planning permission.

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

7.4 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. In that regard the conservation officer has considered the application and as noted above, raises no objection. Furthermore, they comment that whilst the replacement door does not retain the horizontal glazed sections that the original door had, it does not differentiate too much from the original whereby it would detract from the uniformity of Tower Gardens.

7.5 The minor nature of the works is also considered to have no material impact upon the Chichester Harbour area of Outstanding Natural Beauty.

(iii) Effect on neighbouring properties

7.6 It is considered that the proposal does not have any adverse impact on the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood risk

7.7 It is considered that there would be no increased flood risk as a result of the proposal.

8 Conclusion

8.1 The design and appearance of the proposal is deemed appropriate in context to the main building, and the scheme would not result in an adverse impact on the visual amenity of the locality or nearby properties. As such, it is considered to meet the test set out in Section 72 of the 1990 TCPA and meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy). It is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00067 subject to the following conditions:

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

LOCATION PLAN
BLOCK PLAN
PHOTO OF REPLACEMENT FRONT DOOR
SUPPORTING STATEMENT INC PHOTO OF EXISTING DOOR

Reason: - To ensure provision of a satisfactory development.