

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 13 May 2021 10:31
To: Burton, Jane
Cc: Havant Planning and Development Mailbox New; David Rothery
Subject: APP/21/00157 & APP/21/00158 – 23 Langstone High Street Langstone Havant PO9 1RY

Dear Jane

Apologies for the lateness of these comments.

APP/21/00157 & APP/21/00158 – 23 Langstone High Street Langstone Havant PO9 1RY

Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to no trade or business being instituted from the new garage/store and that samples of the external materials to be used to be approved/implemented in accordance with the approved materials.

Officer reasoned justification

Regard has been had to archive photography of the site, as well as that in the applicant's statements and the policy framework* below in making these comments.

This property is accessed off a long narrow lane running past the back of Coastguard Cottages, with the boundary marked by a high brick wall. The main house ('Green Cottage') is Grade II Listed, although the annexe is much more modern and understood to have once been the housekeeper's living accommodation.

The property is very prominent as it fronts Chichester Harbour and a public footpath runs along the southern boundary/sea wall.

The proposed new garage and extension to the annexe would have very little impact to the AONB landscape.

Whilst the garage/store would be much larger than the existing garage, it would still appear subordinate to the two storey mass of the annexe. Providing suitable external facing and roofing materials are used, no harm to the character and appearance of the Langstone Conservation Area is therefore predicted, which would be preserved. The setting of the Listed Building would be respected.

It is noted that it is proposed to re-site the gates to the access lane. There is no objection in principle to this, as it would allow vehicles to more easily and fully pull off the busy Langstone Road. One might have hoped for at least a 1:200 detail of the new gates' appearance and materials, although the 1:100 detail gives sufficient comfort to support their intended appearance and finish.

***Policy framework**

NPPF paragraphs (Generally) 1-3, 6-9, 15-16, 20, 23-24, 38-43, 54-56, 59-62, 65-67, 73-75, 96, 102-103, 105-106, 117-118, 122-123, 125, 149-150, 156, 162, 171, 174, 178-179, 181, 185, 203-204, 206-208 & 212-213, 215; and, (Specifically) 10-14, 28-29, 34, 45, 47-50, 64, 71, 77-79, 91, 94, 98, 104, 108-111, 124, 127-131, 148, 153, 155, 157-161, 163, 165, 170, 175, 177, 180, 189-190, 193 & 199; **NPPG**: ID's 2a, 3, 4, 6-8, 9, 11-12, 18a, 20, 21a, 21b 23b, 26-27, 31, 33-34, 36-37, 41-

42, 50, 56; **Havant Borough Local Plan (Core Strategy) 2011** – CS1, CS8-CS9, CS11-CS17, CS19-CS21, DM1, DM8-DM13; **Havant Borough Local Plan (Allocations) 2014** - AL1-AL2, DM17-DM18, DM20; **Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)** – DR1, IN1-IN3, E1-E3, E5-E6, E9, E12-E16, E18-E19, E22; **Chichester Harbour AONB Management Plan 2019-2024: 1-2, 15; Chichester Harbour Conservancy Planning Principles** (adopted by CHC 17.10.2016 onwards) – 01, 03 & 09 SPG/SPD – **Joint CHAONB SPD (2017); Borough Design Guide (2011); Parking standards (2016); Langstone Conservation Area Character Appraisal Review and Management Plan (2011)**

Yours sincerely

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