

Heritage Services Team response

APP/21/00059

9 Towers Garden, Langstone

Proposal:

To create an area of hardstanding at the front of the property to provide an on site parking space for 1no. vehicle.

Location:

The site is located in Towers Garden which is a residential cul-de-sac located off Langstone High Street and within the Langstone Conservation Area. It comprises a uniform development of short terrace rows with separate garages blocks. As characteristic of the streetscene, the application site has a front garden which is laid to lawn with no front boundary screening.

Legislation / Planning Policy:

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.

The Langstone Conservation Area and Management Plan 2011 states the following:

'The more recent development on the southern side, comprising Tower Gardens and The Saltings complement the historic pattern of development. This is through the replication of the linear street pattern and terraced blocks of buildings. However, one difference is that the front gardens are open plan with an absence of walls and fences. Off street parking is arranged in discreet courtyards allowing front gardens to be laid to grass. Collectively this provides an attractive environment enhanced by trees which are reaching maturity, adding to the visual amenities and contrasting with the hard landscape treatment elsewhere'.

Whilst in some circumstances the creation of a hard standing is classed as permitted development, an Article 4 Direction (granted June 2012) is in place for the Langstone Conservation Area. This restricts certain types of permitted development, one of which is the creation of a hardstanding. This is so that any proposals for such can be carefully assessed against how it would the character and appearance of the conservation area.

The proposal would result in the loss of the front garden area and replacement with some kind of hard surface to facilitate a parking space. It is considered that this would be harmful to the character of Towers Garden which is characterised by verdant front amenity spaces with no boundary treatments, creating a shared sense of garden space, not dominated by hard surfacing or vehicles.

Overall is considered that the proposal will would fail meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it would neither preserve or enhance the character and appearance of the area.

Conclusion - Objection

25/3/21