

32 LANGSTONE ROAD – APP/20/00767

The Langstone Residents' Association wishes to register an OBJECTION to the above scheme. We have examined the planning application published in the Weekly List for Week 38 and must comment on the rather poor quality of the drawn material submitted in support of the Application.

It is assumed the Brief for the project was to enlarge a family dwelling, including the construction of a replacement garage. However, the drawings contain very little detail information and fail to flatter the concept.

The Flood Risk Assessment, by GTA Civils Ltd dated August 2011, is very interesting. The Appendix C – Architectural Drawings, illustrate an entirely different, and architecturally superior, building project. In fact, the supporting documents, including the Pre Planning Consultation, seem quite out of date.

This proposal is not in keeping with the neighbouring buildings and does not pay regard to the adjacent Conservation Area. The absence of a Landscape Proposal is also a significant omission. We urge you to reject this application.

A replacement garage is planned, but it is of such scale it appears to be more of an industrial unit than accommodation for a domestic motor vehicle. And, being close to the boundary with the highway is the dominating feature on the site. This is not a design proposition, but a plan for some building works. The choice of materials and their juxtaposition is in complete opposition to the nearby vernacular. The Design and Access Statement refers to the surrounding houses, but fails to employ the highlighted features in a sympathetic manner.

The extensions, half the area of the existing house, are to be constructed using a system of Structurally Insulated Panels, including the new roofs. One assumes this is a sandwich of insulation between two panels of OSB timber, manufactured off site and assembled on prepared foundations. This may explain the choice of applied cladding materials, and the intention to similarly continue those materials over the existing brick building. Such construction for the roof will also justify the use of pre coloured steel roofing sheets and not slates. The resultant appearance will be completely different to the original house.

This proposal is visually inappropriate for this important location on the main road between Havant and Hayling Island and the Langstone Residents' Association wish to register its objection to the proposal in its current form.