

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Pre Submission Local Plan 2036

- E1* (High quality design)
- E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

The site is located in Langstone High Street, which is part of the Langston Conservation Area. The property is modern in design and forms part of a group development which would constructed at a similar time.

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 works relate to replacement windows on the rear elevation of the property at ground floor level. The replacements will match in style and design to the existing windows on the building.

With regards to the impact on the designated heritage asset, that being the Langstone Conservation Area in this case, it is considered that the impact would be negligible. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

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: 1.

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
- (iii) Effect on the character of Langstone Conservatio Area
- (iv) Effect on neighbouring properties
- (v) Flood issues

(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. As the property is located within the Langstone Conservation Area there is a need to ensure that the development preserves the character of the Conservation Area as considered below.

(ii) Appropriateness of design

7.3 The proposal is to replace the existing sliding doors to the living room and existing kitchen door and window on the rear ground floor elevation of the property with french doors and would be partially visible to the public realm due to the property backing on to The Saltings.

7.4 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 Policies CS11 and CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the character of Langstone Conservation Area .

7.5 The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works to replace windows on the rear elevation of the property at ground floor level would have a negligible impact on the designated heritage asset of Langstone Conservation Area. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

7.6 A heritage statement has been submitted as part of the application which covers the

requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.7 The proposal is for works to the rear elevation of the property to replace the existing living room french doors and the existing single door and window with french doors to the newly created family room. It is considered the works are of a modest nature and would not result in any additional overlooking or loss of privacy to the neighbouring properties. The impact is therefore considered to be acceptable in planning terms.

(v) Flood issues

- 7.8 The site is within Flood Zones 2 and 3, however the proposed development is to the existing rear fenestration, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would conserve the appearance of Langstone Conservation Area. The scheme 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/20/00815 subject to the following conditions

- 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 external materials used 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.

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

Drg no. P343-0820-PA/001	Existing floor and elevations plan
Drg no. P343-0820-PA/002	Proposed floor and elevations plan
Drg no. P343-0820-PA/003	Location and block plan
P343-0820/PA/HS	Heritage statement
Flood risk assessment	

Reason: - To ensure provision of a satisfactory development.