



August 2020

**GARAGE
LANGSTONE LODGE,
LANGSTONE HIGH STREET,
LANGSTONE**

**PLANNING and HERITAGE
STATEMENT**

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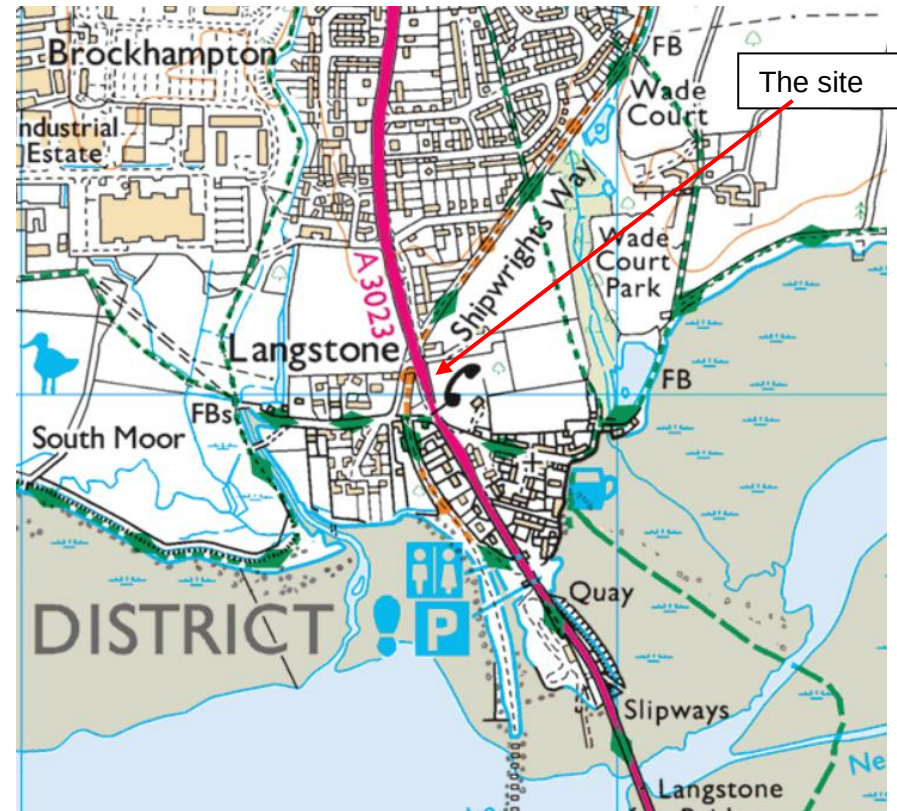
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1.0 INTRODUCTION

1.1 Southern Planning Practice has been instructed to prepare and submit a planning application for a detached garage building at Langstone, Lodge. The building is required to house the 6 vehicle private car collection of the applicant Tony Denton and with space to add 3 more classic cars.

1.2 This statement considers the heritage and development management considerations in the case. A separate Design and Access Statement explains the design approach.

1.3 The location of the site is shown on the map opposite.



Ordnance Survey map data by permission of Ordnance Survey,
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2.0 THE SITE AND ITS SURROUNDINGS

2.1 Langstone Lodge is a family dwelling within the built-up area of Langstone south of the town of Havant. It has a residential garden of approximately 0.88ha with the dwelling, garages and outbuildings at the southern end served by a vehicular access from Langstone High Street.

2.2 The house is an unlisted building within a designated Conservation Area with a semi-detached pair of cottages, grade II listed buildings, to the north.

2.3 The application site is in the north west corner of the residential garden of Langstone Lodge. There is a 2.1m high brick wall along the back edge of the pavement with a shallow grass verge between the pavement and the carriageway. The distance from the edge of the carriageway to the front boundary wall is 4m.

2.4 Set behind the boundary wall is a line of young Oak trees (*Quercus Robur fastigiata*) these are an average of 6m apart. Inside the line of the northern boundary is a group of Sycamore trees beyond which is the driveway to no 63 Langstone Road set behind the listed cottages. The photograph opposite shows the application site and the contribution to the streetscene made by existing trees.

2.5 Located approximately 50m from the road boundary and at right angles to the northern boundary is a group of semi-mature mature Sycamore trees that provide a backcloth to the proposed location for the garage.



3.0 PLANNING HISTORY

3.1 The following planning applications have been considered and determined¹ at Langstone Lodge since the year 2000.

Number	Development	Decision
00/51864/009	Continued use of garage and loft over as offices	Temp perm Oct 2000
03/51864/011	Renewal of temporary planning permission 00/51864/009 to allow the continued use of garage and loft over as offices.	Temp perm Dec 2003
APP/20/0072	Replacement windows in south west elevation.	Permitted April 20020

¹ Withdrawn applications and applications for works to Conservation Area Trees are omitted.

4.0 PLANNING POLICY

4.1 The application site is at Langstone but outside an urban boundary just north of Hayling Island and south of the town of Havant.

A. National Planning Policy Framework (The Framework)

4.2 The Framework 2019 is a material consideration when determining planning applications. The following table summarises the key elements of the Framework so far as the site is concerned.

National Planning Policy Framework	
The Framework should be read as a whole (including its footnotes and annexes).	Paragraph 3
Section 2 Achieving Sustainable Development	
The purpose of the planning system is to contribute to the achievement of sustainable development	Paragraph 7
Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These are economic, social and environmental objectives	Paragraph 8
<i>Presumption in favour of sustainable development</i>	
At the heart of the Framework is a presumption in favour of sustainable of development. For decision making this means, approving development without delay that accords with an up-to-date development plan and where policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.	Paragraphs 10 & 11
Section 4 Decision making	
Planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.	Paragraph 38
Section 12 Achieving well-designed places	
The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.	Paragraph 124

Planning decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.	Paragraph 127
Section 15 Conserving and Enhancing the natural environment	
Planning decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);	Paragraph 170
Section 15 Conserving and Enhancing the Historic Environment	
Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.	Paragraph 184
In determining applications, planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.	Paragraph 189
In determining applications, planning authorities should take account of: c) the desirability of new development making a positive contribution to local character and distinctiveness.	Paragraph 192
When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.	Paragraph 193
Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a proposed development will lead to substantial harm to a designated heritage asset, planning authorities should refuse consent.	Paragraphs 194 & 195

4.3 The Framework is supplemented by the National Planning Practice Guidance (NPPG)².

Development Plan

4.4 The development plan comprises the Havant Core Strategy (HCS) and the Havant Borough Local Plan Allocations (HBLPA). Ordinarily the latter would be of no concern in the consideration of this proposal but the HBLPA contains some general development management policies of relevance to the proposal. The HCS was adopted in 2011 and along with the HBLPA is to be replaced by the Havant Borough Local Plan 2036. That has completed a Regulation 19 Pre-Submission Consultation Stage but further consultation on a revised Regulation 19 document is expected to begin shortly.

4.5 The HCS therefore, could have significant weight in the consideration of development proposals but that weight is diminished by the fact that it has not been reviewed³ within five years of the adoption of its adoption in 2011. The emerging Havant Borough Local Plan 2036 is at a stage where it is not a material planning consideration of any weight to the consideration of this planning application

² Published as an on-line resource from 6 March 2014

³ Required by The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017

4.6 The following HCS policies are relevant to this application.

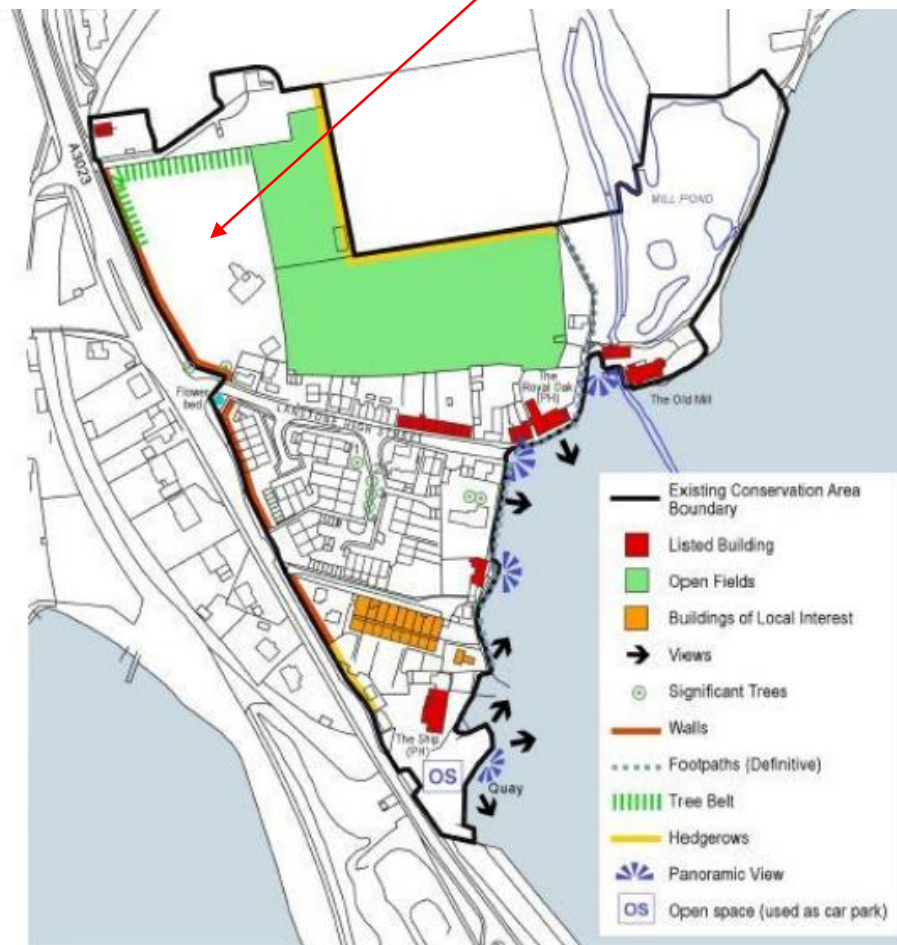
Policy	Details
CS11	Protecting and enhancing the special environment and heritage
CS12	Chichester Harbour Area of Outstanding Natural Beauty
CS16	Design
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

4.7 The following policies of the HBLPA are relevant to this application.

Policy	Description
AL1	Presumption in favour of sustainable development
DM20	Historic Assets

5.0 HERITAGE ISSUES

5.1 Langstone Lodge is an attractive family dwelling of some age but not a listed building. It is located within the Langstone Conservation Area – see map below. The site



5.2 The Conservation Area Review and Character Appraisal and Management Plan 2011 describes the house as being a positive building in the Conservation Area. There are two 'higher' grades of building – listed buildings and locally listed buildings.

5.3 Positive buildings are unlisted buildings that make a notable positive contribution to the Conservation Area's special interest. Buildings identified as positive are described as those which although not considered to be outstanding examples of buildings from the period of time they were built and therefore not listed, remain good examples of historic buildings where their style, setting, historical association and / or building materials are worthy of local level recognition in an assessment of the special interest of the area.

5.4 The description of Langstone Lodge (No. 1 Langstone High Street) is as follows:

This is a large detached dwelling set in a large plot which is accessible from a shingle driveway leading up from Langstone High Street. It was thought to have been built in 1875 as one of three large houses to be built at that time on Langstone Road. The boundary of this property forms the boundary of the conservation area with Langstone Road. It is a well-preserved house from that period and is arranged over two storeys with pitched roof dormer windows on the front roof slope. It is of

brick materials with a cream painted render frontage and bay window at ground floor level with Victorian sash windows. As a result of its well-preserved appearance, materials and historic setting, it is considered that Langstone Lodge is a building which could be considered for inclusion on the list of Buildings of Local Interest.

5.5 Next door and to the north of Langstone Lodge is a grade II listed building that fronts the A3203 Langstone Road. This was a pair of semi-detached dwellings known as 59 and 61, Langstone Road. The official listing description is:

Pair of houses. Late C18. Weather-boarded walls, and tiled roof. Symmetrical front (west) of 2 storeys, and attic, 2 window, ½-hipped roof, 2 hips above the rear extension. Casements. Side entrances, within a small porch on the south side.

and they used to look like



5.6 Currently, following two fires in 2018, the cottages look as follows:



5.7 It should be noted that an appeal against the service of an Listed Building Enforcement notice concerning an alleged contravention of listed building control by the demolition of a dwellinghouse was allowed in December 2019. Planning permission ref: APP/19/00837 has also been granted to erect a single replacement dwelling for the two listed buildings that have effectively been 'lost'.

6.0 THE PROPOSAL

6.1 The proposal is for an L-shaped single storage garage building. The Design and Access Statement explains the evolution of the proposal and the design considerations behind the application.

6.2 The building is located in the north west corner of the land associated with Langstone Lodge with its shorter side parallel to the road and its longer side facing towards the site of the listed cottages on adjacent land now to be replaced by a single painted timber boarded cottage with a front elevation facing the road below.



West: Proposed

6.3 The proposed building will have nine individual single garages with a 2.2m open overhanging roof in front. In the corner of

the garage building would be a storeroom. The building would have an eaves height of 2.6m and be 4.5m to the ridge. Where the roof turns 90 degrees there would be a pitched roof turret feature. Externally, the building would be clad in timber boarding and the roof would be tiled with clay roof tiles.

6.4 The existing gated vehicular access to Langstone Road would be used and that has visibility splays in excess of 2.4m by 120m required for a road with a 40 mph speed limit.

6.5 No trees would have to be removed to accommodate the garage and the building and associated hardstanding would stand clear of the canopy of the nearby trees.

6.6 The proposed garage building would be used for the parking and storage of the applicant's 6 classic cars and have space to add 3 more. The use for classic cars would involve infrequent vehicle movements (2-3 per month). Occasionally the outside manoeuvring area might be used for parking by visitors to Langstone Lodge.

7.0 PLANNING CONSIDERATIONS

7.1 The proposal is for a garage building that will have a mixed use. The use will be for the parking of the applicant's classic cars. That use is ancillary to the occupation of Langstone Lodge.

Planning Policy - Analysis against the Framework

7.2 The proposal is consistent with the three dimensions to sustainable development in paragraph 8 of the Framework. The following table highlights the key issues for those three dimensions.

Economic role: The proposal will provide employment during the building work phase.

Social role: The building would provide secure covered storage for the applicant's classic cars. This will enable them to be kept in excellent condition and be better enjoyed by the public when taken to shows and events. Car shows and village events with displays of classic cars are a popular pastime and the proposal will contribute to the social experience of such events.

Environmental role: The development involves the careful location of the building in a location that retains existing tree cover and with the stature of the building dwelling largely out of site behind a substantial brick wall.

The visual quality of the proposed garage building draws on agricultural/ equestrian antecedents and would not be out of place in this semi-urban environment. The building would positively

contribute the local environment and built form.

The development, as a whole, is compatible with these mutually dependent roles.

7.3 The building has been designed to accord with the Framework's policy on Design, the natural environment and the historic environment.

Development Plan policy

7.4 The application site falls within the coastal zone in the HCS where policy DM8 sets out a number of criteria. In preparing this application the proposed building has been sited and designed to:

- Avoid harm to local habitats and local landscape distinctiveness;
- It retains natural features such as trees that are of value to nature conservation and of amenity importance;
- It sympathetically retains and incorporates those features into the setting of the development
- Retains the wider greenspace of the residential garden by locating the building as part of a group with the soon to be built house on adjacent land.

7.5 In terms of policy DM9 the proposal:

- Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINCs and Local Nature Reserves.
- Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
- Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
- Has no effect on existing footpaths (the Shipwrights Way lies on the far side of the nearby cottages and permitted replacement dwelling).
- Does not impact on the character and appearance of the coast.

7.5 As noted in Section 5 above the site is within a Designated Conservation Area and close to the site of a pair of listed cottages. Taking the latter first, the cottages have to all intents and purposes been 'lost' as a result of two unfortunate fires and planning permission for a single replacement dwelling. As such there is no longer a listed building setting to consider.

7.6 In terms of the Conservation Area, HNLPA policy DM20 concerns Historic Assets and requires that new development conserves and enhances the historic assets of the Borough. The significance of the Conservation Area is explained in Section 5 above. The Management Plan for the Conservation Area⁴ explains that it has identified positive elements which are fundamental to the area's special character. These include the tree belt along the northern boundary and the young Oak trees inside the roadside brick wall. All are being retained and thus those special elements are unaffected.

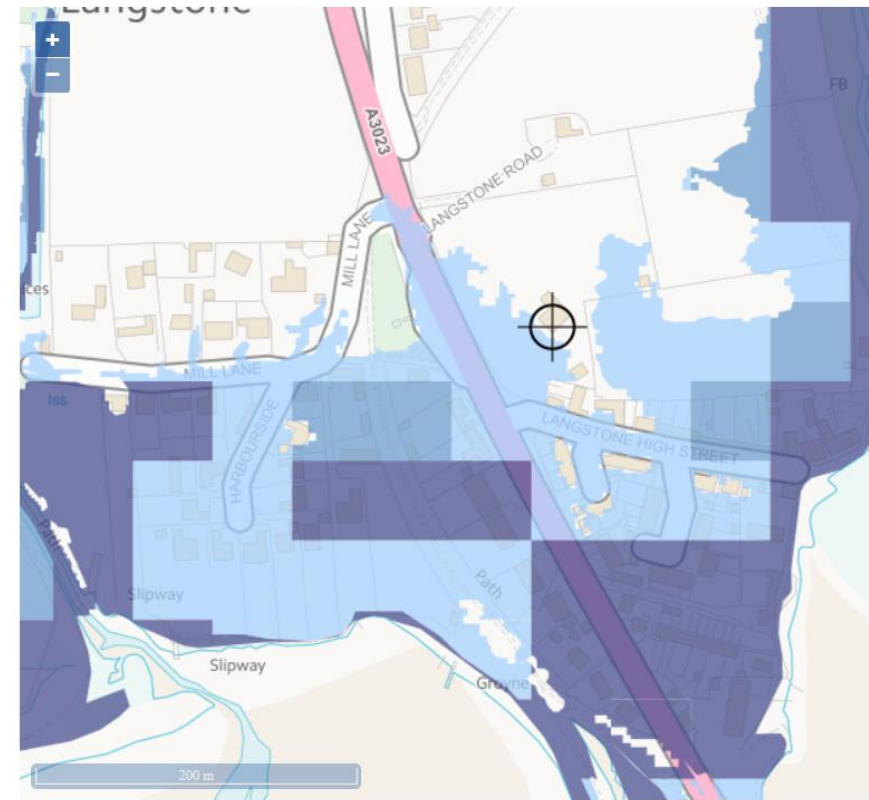
7.7 In terms of the policy criteria the open aspect of the large garden is retained by locating the building in the north west corner and associating it with the adjacent built form. This will largely retain the significance of the open aspect to Langstone Road. As a result, the siting respects this part of the Conservation Area and the modest height of the building behind a substantial brick wall will have a commensurate modest and less than substantial impact on the Conservation Area.

⁴ Langstone Conservation Area Review - Character Appraisal and Management Plan 2011

7.8 As a result the effect on the character and appearance of the Conservation Area is appropriate to its significance.

7.9 The application site slightly overlaps flood zone 2 on the Environment Agency's flood maps – see map opposite. Any flooding associated with flood zone 2 would be on the context of a non-residential building and does not give rise to concern about a threat to lives or residential property. The external surface area would be formed of gravel and would not contribute to excess surface water.

7.10 The use of the building is for the covered storage of the applicant's classic cars and is compatible with the lawful use of the property as a Class C3 dwellinghouse as the storage is ancillary to the dwelling. The vehicular access has more than sufficient visibility splays for the level of occasional traffic movements and 40 mph speed limit on Langstone Road.



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

8.0 PLANNING BALANCE AND CONCLUSION

8.1 The 'Planning Balance' is the process of 'weighing up' the relevant factors in the exercise of a planning judgement and considering the issues to decide whether planning permission should be granted. This includes examining the development plan and taking material considerations which apply to the proposal into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any determination under the planning Acts be made in accordance with the development plan, unless material considerations indicate otherwise.

8.2 Into that balance are put the material planning considerations starting with development plan policy, national planning policy and development management considerations. Then are added the other material considerations including matters such as environmental enhancement, heritage benefit, design, improved highway safety, biodiversity enhancement etc. The outcome should be a fair and reasonable planning decision that is based on proper evidence and sound assessment.

8.3 The proposed development is primarily for the hobby of the owner and occupier of Langstone Lodge. The use is compatible with a large house in large grounds. The character and appearance

of the Conservation Area is only affected in a modest way; such effect is mitigated by the 2.1m high brick boundary wall and the backcloth of trees to the north and east and the young trees inside the front boundary wall.

8.4 The proposal would not conflict with Development Plan policy.

8.5 For all the reasons explained above, this is a planning application deserving of favourable consideration planning permission should be granted.