
Site Address:	Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY		
Proposal:	Replacement windows in south west elevation.		
Application No:	APP/20/00072	Expiry Date:	17/04/2020
Applicant:	Mr Denton		
Agent:	Mr Ellis	Case Officer:	Selina Donophy
	Southern Planning Practice Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a large , detached property located in the Langstone Conservation Area and on the North side of Langstone High Street. The property is set in substantial grounds , set back from the main high street and enclosed by a high brick boundary wall. The property, known as Langstone Lodge has been identified as a building of historic interest in the Langstone Conservation Area (2011 CA). The Langstone CA includes an Article 4 Direction which restricts changes to the front elevation facing the highway. Therefore, certain changes which would normally be permitted development require planning permission.

2 Planning History

00/51864/009 - Continued use of garage and loft over as offices, TPP,27/10/2000

97/62764/000 - Single storey extension to south elevation, PERM,19/09/1997

96/51864/006 - New dormer on north east elevation (Retrospective)., PERM,24/09/1996

95/51864/005 - Continued Use of ground floor of garage as offices, insertion of patio doors in rear elevation and renewal of PP No. 94/51864/4 to continue using first floor of building as offices., ,06/06/1996

93/51864/002 - Use of office above garage for marketing company and retention of dormer to north elevation of garage., PERM,

03/51864/011 - Renewal of temporary planning permission 00/51864/009 to allow the continued use of garage and loft over as offices., TPP,10/12/2003

3 Proposal

Replacement windows in south west elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

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)

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received

Chichester Harbour Conservancy

No comments received

Conservation Officer

The site is located in the Langstone Conservation Area. No. 1 Langstone High Street comprises a large, detached property which is set in substantial grounds and set back from the main High Street and enclosed by a high brick boundary wall. The property, known as Langstone Lodge has been identified as a building of historic interest in the Langstone Conservation Area 2011 (CA). The Langstone CA includes an Article 4 Direction which restricts changes to the front elevation facing the highway. Therefore, certain changes which would normally be permitted development, require planning permission.

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 proposed works are for the replacement of the windows facing onto the highway from wooden frame windows, to UPVc frames with double glazing. These would still be of a similar design, in a sash style.

With regards to the impact on the designated heritage asset, that being the conservation area in this case, it is considered that the impact would be negligible. This is because the property is set back some 80m from the highway and enclosed by a high wall, so is not highly visible from the public realm.

Conclusion - No objection

Condition:

- Windows to installed as per the submitted plans and window specification.
Please make reference to this in the condition wording.

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: 3

Number of site notices: 1

Statutory advertisement: 28/02/2020

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and impact on the character of the area
- (iii) Effect on neighbouring properties

(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.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises of the replacement of the existing sash windows on the South Western elevation of the property at ground, first and second floor levels. The windows would be altered from the current wooden frames to upvc, however would not change in size from existing, would have the same sash style and would be coloured in woodgrain white.

The Council's Conservation Officer has been consulted with regards to this application and has stated that the replacement windows would have a negligible impact upon the designated heritage asset due to the similarity in design to those existing and the location of the property, set back from the highway and enclosed behind a high wall.

This proposal is therefore considered acceptable in terms of impact on the building and the Langstone Conservation Area.

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 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) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would preserve the Conservation Area.

(iii) Effect on neighbouring properties

- 7.4 There are no properties immediately adjacent to the application site and therefore this proposal is not deemed to have any adverse impact on the amenity of any surrounding properties. The windows replace existing windows.
- 7.5 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 whilst preserving the Conservation Area and 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/20/00072

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

location plan received 30.01.2020
block plan received 30.01.2020
8890 01 window identification plan

Design Statement received 30.01.2020
Heritage and Planning Statement - Southern Planning Practice January 2020
window details 1 received 24.02.2020
window details 2 received 24.02.2020
window details 3 received 24.02.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The windows used shall be as indicated on the submitted plans and window specifications including window details 1, 2 and 3 as received on the 24.02.2020 and are to be coloured in woodgrain white.

Reason: In the interests of the character and amenities of the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) and the National Planning Policy Framework.