
Site Address:	8 Langstone Avenue, Havant, PO9 1RU		
Proposal:	Re-clad first floor with cedar boarding, fenestration and balcony alterations, replacement garage door.		
Application No:	APP/19/01085	Expiry Date:	30/12/2019
Applicant:	Mr White		
Agent:	PWP Architects Ltd	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Langstone Avenue is a quiet residential street. The street is characterised by detached two storey dwellings which are set back from the road with front gardens or hardstandings. There are several trees within the front gardens which add to the quality of the area. A number of the larger properties within the street are from the Edwardian era with traditional red brick design. There are also a number of smaller infill properties which appear to date from the 1970s.

The application site is a detached property with tudorbethan timber/render and tile hanging.

2 Planning History

None relevant.

3 Proposal

Re-clad first floor with cedar boarding, fenestration to enlarge one window and provide a roof light on the west elevation and extend the bi-folding doors on the south elevation with balcony alterations and a replacement garage door.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: Not applicable.

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 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 The proposed development would involve the removal of the existing first floor cladding of tudorbethan timber/render and tile hanging to be replaced horizontal cedar cladding and grey roof tiles. This would be of modern contemporary design.

7.4 Redevelopment within the road tends to be minimal, however 5A Langstone Road have recladded their property with a modern green render finish which is considered to be inkeeping to the locality. This considers the principle of development is acceptable and the proposed works would not have an adverse impact upon the street scene.

7.5 The proposal would alter the fenestration of the existing property, replacing wooden timber painted windows and sliding doors with modern aluminium powder coated windows. This would result in the enlargement of one window and providing a roof

light on the western elevation. The existing wooden balcony on the eastern side would be remodeled with a safety glass panel. It would also result in replacing the existing garage door with the same design to the rest of the proposed works. Furthermore, there would be alterations to soffits and guttering to a modern aluminium powder coated material. If permission is forthcoming a pre-commencement condition is required for samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. This was agreed by the Applicant's Agent.

- 7.6 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 Policy 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 neighbouring properties

- 7.7 The proposal would slightly increase the size of middle window on the western elevation (front) to match up with the roof line. This would not have an adverse impact on the overlooking or loss of private amenity space on the neighbouring property to the west (7 Langstone Avenue) which is separated by an access road with a distance of approximately 8.5 metres from the side wall to the application's site boundary.
- 7.8 With regards to the remodelling of the balcony with a safety glass panel, this would not be materially harmful to the surrounding area as it would face onto a public footpath screened by mature trees and hedgerows and be replacing an existing balustrade.
- 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 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/19/01085

- 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:

Site Location Plan - 1200A
Block Plan - 1200A
Existing Floor Plan - 1300 A
Existing Elevations - 1400 REV A
Proposed Elevations - 1410 REV A
Garage Elevations - 1450 REV A

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.