

23 Langstone High Street, Langstone, PO9 1RY

APP/19/000074 & 00075 – Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension. Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen. Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall. Request to discharge condition 3 (29.11.19)

Fully delegated decision from Chichester Harbour Conservancy

Recommendation – No objection

I apologise for the delay in getting these comments to you, owing to the Conservancy offices being shut over the Christmas period and needing to prioritise Committee work and comments on a major application.

I re-visited the site on 6.1.2019 and had a good look from the foreshore as the tide was out. My comments are made having regard to the policy framework\* below.

The site highly prominent to the Harbour frontage and a (heavily used) public foot path on the historic raised quay wall and narrow margin of grassed foreshore, separating it from the high water mark.

The site is within Chichester Harbour AONB and also the Langstone Conservation Area (designated in 1975).

The welsh slate chosen for the link element's hipped roof is supported as are the salvaged plain clay tile sample photographs and those of the West Hoathly clay multi stock and Old Essex hand moulded red multi brick and larch timber, feather edge boarding for each specified part of the building in the agent's letter dated 25.11.19.

\*Policy framework

NPPF paragraphs - 10-14, 124, 127-131 Chapter 16; NPPG: ID's 18a, 26; Havant Borough Local Plan (Core Strategy) 2011 – CS11-CS12, CS16; Havant Borough Local Plan (Allocations) 2014 - AL1, DM20; Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019) – DR1, E1, E3-E5, E13; Chichester Harbour AONB Management Plan 2019-2024: 1-2, 15; Chichester Harbour Conservancy Planning Principles (adopted 2016) – 01, 03 SPG/SPD – Joint CHAONB SPD (2017) Borough Design Guide (2011); Langstone Conservation Area Character Appraisal Review and Management Plan (2011)

Yours sincerely

Steve Lawrence MRTPI  
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Chichester Harbour Conservancy  
Harbour Office