

Dear Rachel,

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.

**Partially Member delegated decision** from Chichester Harbour Conservancy

**Recommendation** – No objection subject to

- (a) the local planning authority first being satisfied there are no bats roosting in any part of the dwelling being demolished,
- (b) negotiating the deletion of two rooflights facing the harbour in the new central ridged roof,
- (c) negotiating a more harmonious south elevation to the remodelling of the two storey side extension in terms of an discordant larger dormer window over a much smaller ground floor window; and,
- (d) subject to planning conditions to ensure –
  - Any retained tree to be protected by fencing during construction;
  - Any biodiversity enhancements be agreed and to be delivered to a set timescale;
  - Agreement of external facing and roofing materials;

I apologise for the delay in getting these comments to you, owing to the Conservancy Members needing to be consulted via a partially delegated protocol, given the sensitive nature of this Grade II Listed Building within the AONB and Langstone Conservation Area. I visited the site on 12.3.2019.

I note from the council's on-line records for 23 Langstone High Street, apart from some tree work in 2013 and 2014, the site appears to have no planning history, and yet the building has been extended in the 1960's/'70's. There is a separate record for the annexe, but this too only refers to two tree applications in 2007 and 2008. Unless these various alterations pre-date planning control or were permitted development, this is troubling.

I note that some evidence of bats using the buildings has been discovered and that further emergence surveys are planned in May this year. In accordance with European law, I believe the council is unable to determine the application until the presence of bats has been ruled out.

Following a desktop analysis and having regard to the Policy framework\* below, the proposed alterations have been carefully formulated given that the dwelling is Listed, including the removal of a number of unsympathetic additions, whilst trying to futureproof the accommodation against flood risk. The applicant considers that the manner of these additions also interrupts the understanding of the building and its development and I agree.

A full heritage statement has been submitted describing the significance of the Listed Building. This comments that – *"...the alterations that were undertaken during the 1930's, 1960's and 1970's have had an adverse effect on localised areas of the historic fabric including the original roof structure and masonry in areas."* The application site –

referred to as 'Green Cottage' is specifically mentioned on page 10 of the Conservation Area Appraisal.

The aluminium window frameworks will be replaced by painted timber frameworks.

In summary the works include –

- Replacement of existing single storey flat roofed side extension;
- Extension of the existing two storey rear addition;
- Alteration works to the late 19th century side extension;
- Alteration and replacement of doors and windows;
- Internal alterations and re-ordering works;
- Conservation repairs.

Some photographs of the site are included as **Appendix 1** at the back of this report.

One approaches the 0.16 ha site via its long narrow drive, so the dwelling is not really perceived from the Langstone Road. It is however, 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 EA flood zone 3 (highest risk - land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding).

The site is within Chichester Harbour AONB and also the Langstone Conservation Area (designated in 1975 - **Appendix 2**).

The dwelling has been much altered over time and has a number of unsympathetic features, including prominent flat roofed additions (one interrupting an eyebrow window), aluminium framed windows and other elements which otherwise detract from the building's significance as a heritage asset, the earliest parts of which are believed to date back to the 16<sup>th</sup> Century.

The alterations which would be most visible are the alteration/re-orientation of its ridge line (at no greater height) to the existing steeply pitched (plain clay tiled) roof and its continuation downwards at the rear as a catslide (following removal of the unfortunate two storey flat roofed addition) and adding a pitched, hipped slate roof to the currently flat roofed central portion linking the original house with its more recent (and currently unoccupied) annexe. Apart from a brick plinth, the walls of this latter element would be clad with stained timber boarding.

If there is one aspect of this remodelling that is slightly awkward it is the first floor sough facing bay window which straddles the eaves line. Whilst its proportions are not queried, it would sit over a much smaller window opening below. It is more usual for window proportions to reduce as one moves up an elevation. The current composition therefore unbalances the elevation and

draws the eye to this visual anomaly. The council should consider re-negotiating this part of the scheme.

The enlarged two storey rear addition is not considered to be controversial and would still be sub-servient to the main original dwelling.

There is photographic evidence that a former pitched roof outbuilding once occupied the position of the flat roofed 1960's side extension. The added height to the central part would appear more raised up owing to the need to safeguard against future flood risk, as its internal floor level is being raised up in the order of 0.4m.

The increased massing would, however, still be sub-servient to the built elements either side of it. Whilst it would increase the silhouette facing the Harbour, this is in the context of taller dwellings and mature trees behind it.

I have mentioned the Conservancy's concerns about use of roof lights in this roof. These concerns appear to be echoed in the last paragraph on page 12 of the Conservation Area Appraisal. The Conservancy would wish the council to at least negotiate the removal of those facing the Harbour. The others, if considered absolutely necessary ought to be of the flush conservation style.

Beyond the side extension is an attached, flat roofed garage which runs into the annexe. This is awkward and comes forward of the building line as it faces the public footpath. This is being demolished.

### **\*Policy framework**

**NPPF paragraphs** (Generally) 1-3, 6-9, 15-16, 20, 23-24, 38-43, 54-56, 59-62, 65-67, 73-75, 96, 102-103, 105-106, 117-118, 122-123, 125, 149-150, 156, 162, 171, 174, 178-179, 181, 185, 203-204, 206-208 & 212-213, 215; and, (Specifically) 10-14, 28-29, 34, 45, 47-50, 64, 71, 77-79, 91, 94, 98, 104, 108-111, 124, 127-131, 148, 153, 155, 157-161, 163, 165, 170, 175, 177, 180, 189-190, 193 & 199;

**NPPG: ID's** 2a, 3, 4, 6-8, 9, 11-12, 18a, 20, 21a, 21b 23b, 26-27, 31, 33-34, 36-37, 41-42, 50, 56;

**Havant Borough Local Plan (Core Strategy) 2011** – CS1, CS8-CS9, CS11-CS17, CS19-CS21, DM1, DM8-DM13;

**Havant Borough Local Plan (Allocations) 2014** - AL1-AL2, DM17-DM18, DM20;

**Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)** – DR1, IN1-IN3, E1-E3, E5-E6, E9, E12-E16, E18-E19, E22;

**Chichester Harbour AONB Management Plan 2014-2019:** LS1-LS2, NC1, NC5, BD1-BD2, HE1, WQ1, EL5;

**Chichester Harbour Conservancy Planning Principles (adopted 2016) – 01, 03 & 09**

**SPG/SPD –**

Joint CHAONB SPD (2017)  
Borough Design Guide (2011);  
Parking standards (2016);  
Langstone Conservation Area Character Appraisal Review and  
Management Plan (2011)

Yours sincerely

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