

Havant Borough Council planning reference APP/19/00075

The Green Cottage, 23 Langstone High Street, PO9 1RY

Response to objection dated 17.3.19 received 20.3.19.

Observations/concerns:

1. *'Any new development or change should harmonise with any neighbouring buildings and the general panorama when viewed from land or sea...the potential overdevelopment of both the site and the loss of privacy and harbour views currently enjoyed by neighbouring properties...any roofline extensions must not impinge on harbour views enjoyed by neighbouring properties'*. Overdevelopment has been disproved on a plot size per hectare basis, the most dominant neighbouring dwellings are the two and a half storey properties in Tower Gardens.

There is no legitimate right to a view across the application site.

Proposed works are planned to harmonise with neighbouring buildings and the historic character of the existing building with particular regard to scale and materials. The facing materials proposed reflect the historic character of the area, face brick, plain clay tiles, slate and timber board. The remodelling of the existing flat roofed area is specifically designed to remove the horizontal emphasis and create an appealing vista from the Harbour. Timber board as a facing material is considered appropriate in the Chichester Harbour AONB.

2. *'All materials and windows should be appropriate in both type and style to the rest of the building...the replacement of inappropriate window fittings and the repositioning of the corner windows to a central position are, however, to be welcomed'*. At present The Green Cottage has a mixture of window and door materials (timber, steel and aluminium) and styles. This application seeks to replace the steel and aluminium windows/doors with painted timber to present a homogenous appearance.

3. *'Any disturbance of wildlife habit is minimum and temporary'*. An Ecology Survey has been prepared by Arbtech Consulting Ltd who have also been instructed by the Applicants to carry out further investigative works to comply with National and European laws.

4. *'The potential business identified, will increase the traffic flow in the narrow drive way...noise issues related to increased traffic flow in the narrow driveway leading to the busy A3023 should a business venture go ahead'*. For the avoidance of doubt, no potential business has been identified.

With respect, the scheme is worthy of support.

Mark D. Bone ACABE

PH Design

3 Chapel Street Chichester PO19 1BU

01243 781760

07850 931077

23th March 2019