

Comments for Planning Application APP/19/00074

Application Summary

Application Number: APP/19/00074

Address: 23 Langstone High Street, Havant, PO9 1RY

Proposal: 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.

Case Officer: Rachel Ballam

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The proposed replacement single storey extension is well below the level of the public, shoreside footpath, therefore the bottom of the proposed pitched roof would only be just above eye level.

This, together with the impact of slate tiles and two skylights, not features of the rest of the listed property, would mean that the design and materials would have a negative impact on the Conservation Area. It would also conflict with NPPF advice on Conserving the Historic Environment regarding

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Also, the space above the current single storey extension, between the original building and the annexe, would be lost by the addition of a pitched roof, and spaces between buildings are a plus in planning terms and a feature of the Langstone waterfront.

The present single storey is partly hidden by vegetation and the fact that it is well below the level of the public coastal footpath means that in this particular case a single flat-roofed construction would work far better than a pitched roof.

As there would be no loss of accommodation if the pitched roof were removed from the plan

please could consideration be given to replacing the shabby and outdated single storey building with another one of high quality design.