

Re APP/19/00075, The Green Cottage, 23 Langstone High St, PO9 1RZ

I strongly oppose the proposed planning application to this grade 11 listed cottage in a conservation area.

Can you please consider the following concerns, all of which seem to threaten breaches in your planning policy and risk the setting of precedents that will open the door to future harming of this Conservation Area;

1. Protecting the Conservation Area- The conservation area will change in its nature due to this proposal taking up approximately 100% of the width of its plot facing the waterfront. There is no other example of a building taking up so much of its width of the plot directly onto the waterfront. It is therefore overdevelopment and out of keeping.
2. Past errors- the existing single storey extension was clearly not in keeping with the setting of the listed building. However by adding height and a pitched roof this in no way resolved past planning errors. Adding more density only creates a house that is equally or more out of keeping both with the setting of the Listed Building and the nature of the Conservation area
3. Height -The heightening of the roof and creating a high pitched first floor structure creates a bulk and mass that is out of keeping to the conservation area and to the grade 11 listed building causing over-development. The conservation is supposed to enhance an area. The raising of this flat roof does not do this as it is too big and overbearing and so not at all enhancing and causes a loss of open space and aspect due to its over-dence on its neighbouring homes.
4. The conservation area will change detrimentally in its nature, causing more waterfront over-development and will therefore diminish the unique beauty of this special place.
5. The open space/view as viewed from the harbour and walker is one of outstanding natural beauty and will be greatly diminished by such a high structure of bulk and mass creating an over-dense building.
6. The loss of light, as shown by my photos,
7. Reduction of privacy
8. Consenting a house of this further increased size when compared to the size of the original house sets a precedent
9. The proposed will be far too big for its plot and that density ratio will lead to the potential for more occupancy of that plot and indeed the precedent will lead to a population intensity of the Conservation Area when its planning designation purpose is to preserve and enhance.
10. Increased overlooking will greatly effect the surrounding properties and the harbour walker and sailor. The heightened roof is far too high. It is being added for aesthetics as it is not creating extra rooms in it. Actually if the application today was for the existing single storey, it would be rejected for being out of keeping and overdevelopment of the plot whether with a flat or pitched roof. They are both out of keeping
11. This property has already had extensive redevelopment in the 1970s extending it by approximately 50% and so the cottage has grown hugely in its lifetime on its site even before this application. So it is already too big for its plot
12. Making this property so much bigger will mean more people live in it and so more cars and people will exit from its narrow and blind drive. There have previously been accidents at this turning. This is also an old open footpath to the waterfront and such an imposing building will inhibit this natural right of way to the walker.
13. Disturbing a bats nesting ground is upsetting and detrimental to the natural wildlife in the area.

14. A small point - Wood burning stove fumes are detrimental to health, the south westerly winds will blow the foul air onto the water reducing the ozone and polluting the air for all rowers, sailors and walkers. The easterly winds that especially blow in the summer will spread the foul air across my garden where I always am in good weather. The chimney is also an unattractive eyesore both to me and from the easterly direction, this at least could be moved to the southerly end of this construction and so be less invasive to all.
15. I understand that Havant Borough Council have a maximum increase to buildings of 25% this development is in breach of that.

I sincerely suggest that this is refused on so many grounds.