

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection. There are no tree constraints

Chichester Harbour Conservancy

No comment

Conservation Officer

Updated comments: I am happy for these details to be approved as part of the application.

It is not considered that the addition of two rooflights will have adverse impact on the character of the conservation area or the host dwelling. Indeed, some other houses in the area have rooflights already and I do not believe that they will overly clutter the roofscape. I note in the application form that standard velux rooflights are to be used, however, as this is a conservation area conservation style rooflights should be used. I would therefore like to see a condition attached to any permission for details of the rooflights to be submitted prior to commencement.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: 1

Statutory advertisement: 01/06/2018

Number of representations received: 1

Comment	Officer Comment
<u>Concern from No 5 Towers Garden</u> Please note that Towers Garden is subject to an Article 4 direction and that the Langstone Conservation Area Character Appraisal 2011 states that "For example, the insertion of too many roof lights or solar panels could alter the uninterrupted roof slopes which provide a sense of architectural rhythm and balance." Should you be minded to approve the application please could you ensure that the windows are of the conservation type so that they are flush with the roof and minimise the impact on the rest of this terrace of three	See section 7

houses, which is currently free of veluxes.	
<u>Support from No 3 Towers Garden</u> There are numerous houses with velux windows facing outwards in Towers Garden and they do not offend or tarnish the natural beauty of the road. Therefore I support the application and feel it should be approved without query. Please feel free to contact me if you have any questions or require me to offer up any additional information with regards to this letter.	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the conservation area and character of the area
- (iii) Effect on neighbouring properties
- (vi) Flooding

(i) Principle of development

7.2 The application site lies within a Conservation Area and as such due regard must be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.3 It has been confirmed by the applicant that the two proposed rooflights shall serve an existing habitable space within the roofspace and shall not lead to the creation of any additional habitable space. Therefore the following assessment has been carried out below.

(ii) Impact upon the conservation area and character of the area

7.4 As the dwellinghouse is located within the Langstone Conservation Area there is particular importance to protect and maintain the heritage of the building and as such the conservation officer has been consulted with. The following comments were made ' *It is not considered that the addition of two rooflights will have adverse impact on the character of the conservation area or the host dwelling. Indeed, some other houses in the area have rooflights already and I do not believe that they will overly clutter the roofscape. I note in the application form that standard velux rooflights are to be used, however, as this is a conservation area conservation style rooflights should be used. I would therefore like to see a condition attached to any permission for details of the rooflights to be submitted prior to commencement*'.

7.5 Following the comments from the Conservation Officer further information has been submitted by the applicant to show the projection of the proposed rooflights and how they shall sit within the roofslope. This has led to updated comments from the

Conservation Officer raising no objection and stating '*I am happy for these details to be approved as part of the application.*' The additional information submitted is considered to provide the necessary detail about the rooflights for a full assessment to take place removing the requirement for a condition as previously requested.

- 7.6 Although there is a projection from the rooflights within the roofslope this is considered to be modest in size and shall reflect a similar projection to the other rooflights present along Towers Gardens. As such, the proposed development is considered to not cause significant harm to the Conservation Area preserving the existing character of the area. The proposed works are therefore considered to result in a limited and acceptable impact.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The proposed rooflights due to their position and height are considered to not result in an un-neighbourly impact creating a forward view into public amenity space only and are therefore considered to be acceptable.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(vi) Flooding

- 7.10 The application site is situated in flood zone 3 but as the proposed development shall not be increasing the footprint of the dwellinghouse the works are considered to not cause a significant adverse impact to flooding and is considered to be acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would preserve the character of the Conservation Area and would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00505 subject to the following conditions:-

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan with Existing and Proposed Side Elevations Plan: Drawing No 4TG-P-100
Design Statement and Photographs: Drawing No 4TG-P-300
Existing and Proposed Front Elevation and West Street Elevation Plan: Drawing No 4TG-P-200
Confirmation of rooflights to serve existing rooms: Via email received 04.07.2018
Semi-recessed Flashing Details: received via email 04.07.2018
Rooflight Section Detail with Profiled Tile: received via email 04.07.2018 File Name GGL-EDJ-0114-1101
Standard Flashing Detail: received via email 04.07.2018
Rooflight Section Detail with Plain Tile: received via email 04.07.2018 File Name GGL-EDJ-0114-1103

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.