

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 9 November 2017

Present

Councillor Perry (Chairman)

Councillors Buckley, Hughes, Keast, Perry, Lloyd and Guest (Standing Deputy)

Other Councillors Present: Wilson

68 Apologies for Absence

Apologies for absence were received from Cllrs Patrick and Satchwell.

69 Minutes

RESOLVED that the Minutes of the last meeting held on the 19 October 2017 were approved as a correct record and signed by the Chairman

70 Site Viewing Working Party Minutes

The Minutes of the Site Viewing Working Party held on the 2nd November 2017 were received

71 Declarations of Interest

There were no declarations of interest relating to matters on the agenda from members present.

72 Chairman's Report

The Chairman advised there were two upcoming Development Consultation Forums on the 14th and 21st November. All members were encouraged to attend.

73 Matters to be Considered for Site Viewing and Deferment

There were none.

74 Deputations

The following deputation requests were noted by the committee:

(1) Mr Jonathan Russell & Mrs Cecily Hughes – APP/17/00928 & APP/17/00929 – 16 Langstone Highstreet, Havant, PO9 1RY

(2) Cllr M Wilson – APP/17/00928 & APP/17/00929 – 16 Langstone Highstreet, Havant, PO9 1RY

75 APP/17/00928 & APP/17/00929 - 16 Langstone High Street, Havant, PO9 1RY

The Committee considered both written reports and recommendations from the Head of Planning Services to Grant Permission and Grant Listed Building Consent.

The Committee was addressed by the following deputies

- (1) Mr Johnathan Russell and Mrs Cecily Hughes who objected to the proposals for the following reasons:
- a. The site had significant social, historical and cultural significance for the Havant Borough and any developments should be sympathetic to this
 - b. The proposals were contrary to the Havant Borough 2011 Design Guide as they were not complimentary to the existing dwellings
 - c. The proposals would have significant detrimental impact on the existing character of the area by way of its bulk and dominance on the street scene
 - d. Havant Borough Council had an obligation to protect the area as a conservation area
 - e. The proposal was unsympathetic to existing rooflines and locality
 - f. The increase in the original footprint of the property would be above 50% which was unacceptable in planning terms.

In response to questions raised by the committee, the deputies advised that:

- The east elevation of number 15 Langstone High Street was a single skin wall which suffered from dampness.
- The proposal would make maintenance of the wall very difficult and would negate any airflow.

(2) Cllr M Wilson, who objected to the proposals for the following reasons:

As set out in Appendix A

The Chairman invited members of the Committee to ask questions of the officers regarding the report and deputations. Due to the nature of the questions asked, Ms. M Rogers was invited to answer questions from Committee members. It was advised that:

- The gable end of the wall of number 15 Langstone High Street adjacent to number 16 was single skinned.
- There was a bedroom adjacent to the location of the proposed roof terrace.
- There was a significant chance that construction of the proposal would result in a high flood risk to the ground floor of number 15 Langstone High Street.

In response to further questions raised by the Committee, Officers advised that:

- There were no restrictions in principle to a proposal to build up to the boundary of the site.
- Amenity of the adjacent wall and access to the wall for maintenance was not a material planning consideration. This was covered by different legislation, under the Neighbouring Land Act 1992.

The Committee discussed the applications in detail together with the views raised by the deputees.

Committee members agreed that whilst the design considerations associated with the applications were both of a subjective nature, there were significant implications for both the locality and character of the area. Members agreed that the proposal was inappropriate due to its size, bulk and dominance on the street scene. It was also discussed that the proposal would fill negative space between two dwellings that was complimentary to the street scene and the loss of this space would have an overall detrimental effect. It was also agreed that the proposal was incongruous and unsympathetic to the area by way of its design. It was therefore

RESOLVED that:

(A) The Head of Planning Services be authorised to refuse permission for application APP/1700928 for the following reasons:

1. The proposed extension by reason of its size, flat roof, design, materials and positioning would sit as an incongruous projection on the side elevation which would undermine the setting and character of this listed building. Furthermore the proposals would not preserve or enhance the appearance of the Langstone Conservation Area, nor the special qualities of the Chichester Harbour Area of Outstanding Natural Beauty. The development proposal is therefore in conflict with sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 132 of the National Planning Policy Framework and policies CS11, CS12 and CS16 of the

Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

2. The proposed roof terrace would be likely to give rise to direct overlooking of No.15 Langstone High Street to the detriment of the amenities of the occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

(B) The Head of Planning Services be authorised to refuse listed building consent for application APP/17/00929 for the following reason:

The proposed extension by reason of its size, flat roof, design, materials and positioning would sit as an incongruous projection on the side elevation which would undermine the setting and character of this listed building. The development proposal is therefore in conflict with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 132 of the National Planning Policy Framework and policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

76 Appointment of Chairman

RESOLVED that Cllr Clare Satchwell be appointed as Chairman for the next meeting of the Development Management Committee.

The meeting commenced at 5.05 pm and concluded at 6.50 pm

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Chairman