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Your Ref: APP/17/00928 & APP/17/00929
Our Ref: APP/X1735/W/18/3195210 &
APP/X1735/Y/18/3196024
Date: 28 August 2018

Sent by e-mail:

Dear Ms Houghton

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeals by Mr Peter Oliver

Site Addresses: 16 Langstone High Street, Langstone, Hampshire, PO9 1RY and 16 Langstone High Street, Havant, PO9 1RY

I refer to the above appeals. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows:

3195210 - Proposed Garden Room extension with roof terrace above.

3196024 - Listed Building Consent for proposed Garden Room extension with roof terrace above (retaining previous proposals as approved)

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The 0.32 metres appeal site relates to the existing residential property known as No 16 Langstone High Street, which is a statutorily Grade II listed end of terrace two-storey cottage within the village of Langstone. The host property forms part of a group of 3 two-storey cottages situated in a prominent position overlooking the Harbour. To the east, the host property is attached to No.17, a cottage of similar character, and to the west lies No.15, a two-storey dwelling built up to the boundary with the appeal site. The site is located in the Langstone Conservation Area. The site is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), which is a designated sensitive area as defined by the EIA Regulations.

Although located within a sensitive area, the development is a small scale proposal and there would be no likely significant impacts in terms of noise, waste, contamination, flooding, traffic, ecology, arboriculture, archaeology, issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development, which could include possible heritage issues, would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the surrounding designated sensitive area are unlikely to be significant. Consequently, while there may be some impact on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Ms Amanda Sutton (agent)

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<https://acp.planninginspectorate.gov.uk/>