

Consultee Comments for Planning Application APP/17/00351

Application Summary

Application Number: APP/17/00351

Address: 2 Langstone Road, Havant, PO9 1RE

Proposal: Single storey extensions and creation of second storey including terrace to south elevation.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

2 Langstone Road is not located within a conservation area and is not a listed building. The property dates from the 1930s and has some particularly attractive external detailing from the art deco period. Due to its appearance and detailing the property is considered to be a Non Designated Heritage Asset.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets down the policies that the Council must take into account when determining planning applications along with the National Planning Policy Guidance (NPPG).

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 64 (Section 7 Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

It is proposed to create single storey extensions and provide a second story to the existing flat roof. The single story extensions are of an acceptable design and scale that would cause no harm to the interest of this non-designated heritage asset.

The second floor extension is to be set back from edge of the existing building which includes a terraced area. I believe this helps mitigate its impact on any potential street views. The extension has been designed to compliment the Art Deco style of the existing building. Overall, the combination of materials and design detail, gives the extension a horizontal streamline appearance, which is complementary to the Art Deco style of the building.

It is important to note that a previous permission has been approved for a pitched roof with dormer windows on the property. This largely removed the Art Deco character of the building. Heritage considerations have moved on since this decision, however, I feel the extension does reflect the style and period of this dwelling.

Overall I do not believe the second storey extension as proposed will harm the character of the building and such I have no objections subject to the following conditions:

Conditions:

Material samples to be submitted prior to commencement

Window details to be submitted prior to commencement