
Site Address: 16 Langstone High Street, Havant, PO9 1RY
Proposal: Listed Building Consent for construction of first floor side extension and single storey side extension along with minor alterations
Application No: APP/15/00854 Expiry Date: 30/09/2015
Applicant: Mr Oliver Team: Team 1
Agent: Mr Farrer Case Officer: Daphney Haywood
 MF Designs Ltd
Ward: St Faiths

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

This grade II listed property sits in a prominent position overlooking Langstone Harbour. It also lies within Langstone Conservation Area and within Chichester Harbour AONB and Flood Risk Zone 3. The building forms part of a terrace row. The property and those in the same terrace row have been enlarged in comparatively recent times. A series of two storey rear extensions have been added as part of a composite design.

2 Planning History

APP/15/00853 Proposed first floor side extension and single storey side extension along with minor alterations - not yet determined.

02/52690 Demolition of single storey rear extension and erection of two storey and single storey rear extension. (resubmission) perm 9/12/2002

02/52690 Listed building application for demolition of single storey rear extension and erection of two storey and single storey rear extension. (resubmission) perm 9/12/2002

3 Proposal

Proposed first floor side extension and single storey side extension along with minor alterations. The proposal is to enlarge the accommodation on ground floor and first floor levels. The ground floor is extended to the side and rear to infill the narrow, relatively dead space, to the northwest of the dwelling, increasing the size of the kitchen and adjacent reception area. The proposed first floor extension increases the size of the existing cramped bathroom and en suite accommodation. Plain tile hanging and plain tiles to the roof are proposed which are to match the existing structure.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

The application involves modest additions occupying what is dead space to the side of the property. Apart from impacting slightly on the return tile hanging to the principal building the fabric of the historically important host building is unaffected. The present door connections are to be retained and re-used. The key issue therefore is the impact of the changes on the building's special interest and on the wider character and appearance of the conservation area.

The current proposals reflect the advice offered. The extension in its revised form will become slightly more prominent but in my opinion, not excessively so. The manner in which the building is viewed means that it is mainly the upper floor that is seen. The building will be viewable across the fields at the rear. The gabled roof will pick up on the roof pattern already established. I do not consider the change will have a materially detrimental impact.

I feel a window/door with simple Juliet balcony can be accommodated satisfactorily in design terms.

There is currently mixed fenestration. Some appropriate, other elements in the current modern addition quite crude. The new windows need to faithfully reflect traditional joinery detail. I am satisfied that well designed slim double glazed units can be accommodated, subject to detail, without compromising the architectural character/appearance of the building. It is preferable to deal with such details at this stage, but it was agreed it could be covered as a reserved matter.

Support the submitted proposals. In the event of planning permission/listed building consent being granted, advise the imposition of conditions.

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: one

Statutory advertisement: yes

Number of representations received: 1

Summary:

- the cottage is listed and should be protected.
- the building is large in proportion to the size of the plot

- a large two storey extension has recently been constructed
- more windows overlooking garden to No 15.
- concerned about damage to the wall of No 15
- SW drain along the side and rear of No15

Comment: The impact on the listed building is considered below. the other matters are planning and private issues and are considered under the related planing application .

7 **Planning Considerations**

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

(i) Effect on the listed building

The work would be set back from the frontage and has been designed as a subservient addition to the existing dwelling, with a lower eaves height and fully hipped roof. The work which would be constructed in materials to compliment the existing building is considered not to result in detriment to the Listed Building and the Conservation Area. The Conservation Officer has been consulted and is satisfied that the proposed work, subject to conditions, is acceptable and can be accommodated satisfactorily in design terms.

8 **Conclusion**

It is considered that the proposal does not adversely affect the character, appearance or overall setting of the Listed Building, compiles with Policies, CS11 and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to
GRANT LISTED BUILDING CONSENT for application APP/15/00854
 subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with 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:

 Location, block and South Elevation Job No 3125, drg No P02D
 Existing plans Job No 3125, drg NoEX01
 Proposed plans Job No 3125, drg No P01G

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes) have been submitted to, and approved in writing by the local planning authority.

Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and the character and appearance of the conservation area, and having due regard to policies CS11.4, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows and doors have been submitted to, and approved in writing by the local planning authority . The details to comprise:-

- a) Plans to clearly identify the window and door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt.
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest, and having due regard to policies CS11.4, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.