

Consultee Comments for Planning Application APP/17/00928

Application Summary

Application Number: APP/17/00928

Address: 16 Langstone High Street, Havant, PO9 1RY

Proposal: Proposed Garden Room extension with roof terrace above (retaining previous proposals as approved).

Case Officer: Daphney Haywood

Consultee Details

Name: Mr Steve Lawrence

Address: Education Centre, Dell Quay, Dell Quay Road, Apuldram PO20 7EE

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear Daphney,

16 Langstone High Street Langstone PO9 1RY

APP/17/00928 Proposed Garden Room extension with roof terrace above (retaining previous proposals as approved) (and similar Listed Building application under reference APP/17/00929)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to implementation with agreed materials.

I made a site visit 6.9.2017, looking at the site in its wider context in the landscape and reviewed the proposal in terms of the *Policy Framework below.

The property occupies a very prominent position in the Conservation Area and is highly visible from the harbour shoreline and to a lesser extent from the bridge to Hayling Island.

The scale of the extensions seems acceptable as is the palette of facing and roofing materials. That the garden room now comes right to the common boundary, would not so denude the spatial character of the street to warrant an objection from The Conservancy and I note a pre-application meeting took place with the Councils Conservation Adviser.

I still only have one slight concern, which was first made 16.9.15 in response to application APP/15/00853. The comment seems even more relevant now that a roof terrace is proposed which would afford the occupier the same views of the harbour. I leave questions of neighbours privacy to the council to consider.

This relates to the size of the bathroom window opening at first floor, facing the street. This opening is much larger than other window openings facing the street. Being as it is to serve a bathroom and that the existing house projecting forward of that window would limit views of the harbour, the Conservancy still questions why the opening needs to be that big and being a bathroom why it needs to function as a Juliet balcony?

This window is not annotated as being frosted and whilst the applicant may have no qualms appearing before the unsuspecting public walking in the High Street or along the foreshore, modesty and societal laws of propriety would suggest a planning condition to at least require obscure and fixed glazing to that window, ought to at least be considered by the council!

Notwithstanding similar having been approved under APP/15/00853 and that the Conservancys objection was misunderstood in the Officer report at that time, a smaller window, central to the width of the wall it sits in would seem more appropriate, perhaps centred on the ridge of the roof over it.

*Policy framework

NPPF - 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG - ID8, ID18a, ID21a, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS12, CS16, DM8, DM9; Havant Borough Local Plan (Allocations) 2014 - AL1, DM20; Chichester Harbour AONB Management Plan 2014-2019: LS1, BD1, HE1, CD1; CHC Planning Principles (2016) 01, 03; Chichester Harbour AONB Joint SPD; Borough Design Guide; Langstone Conservation Area Appraisal.