
Site Address:	63 Langstone Road, Havant, PO9 1RB		
Proposal:	Construction of rear dormer and 2 no. conservation style rooflights to front slope		
Application Type:	Full Planning Permission		
Application No:	APP/22/00493	Expiry Date:	16/08/2022
Applicant:	Mr & Mrs Macneal		
Agent:	Mrs Taylor	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

63 Langstone Road, Havant, is a detached two storey property located to the east side of Langstone Road with a private access. The property comprises facing red brickwork and slate roof tiles.

The property is located within the Langstone Conservation Area within close proximity to the listed building at No.59 and No.61 Langstone Road which is currently being rebuilt under planning permission reference APP/19/00837.

2 Planning History

02/67144/000 - Various tree works (thinning, removal of limbs, removal of stems, felling and crown reduction) on 17 trees (including 8 Ash trees, 7 Apple trees, 1 Oak tree and 1 Mulberry tree) at 63 Langstone Road within Langstone Conservation Area., RNO,05/04/2002

03/67144/001 - Crown thin 2 Hawthorn trees, to crown reduce 1 Mulberry tree and to fell 1 Ash tree in the main Langstone Conservation Area., RNO,21/03/2003

03/67144/002 - Crown raise to 3m 2 No. Ash trees, prune 1 No. Hawthorn, fell 4 No. Wild Cherry trees and crown raise to 5m 6 No. Sycamore trees. All trees within Langstone Conservation Area., RNO,03/12/2003

04/67144/003 - Notification of intention to reduce height of hawthorn tree & to remove another hawthorn tree within garden both within Langstone Conservation Area , RNO,28/09/2004

05/67144/004 - Notification of intention to crown thin a Sycamore and an Ash by selective removal of stems and felling of a second Ash tree. Trees within the Langstone Conservation Area., RNO,20/10/2005

APP/20/00471 - Hawthorn (T1) - Reduce height by approx 6 meters to leave a standing height of 1 meter within conservation area Langstone. , RNO,16/07/2020

APP/22/00007 - Fell 1No. Elm (T1 on plan). Within conservation area of Langstone., RNO,17/02/2022

APP/22/00159 - Pollard 1No. Ash (T1) back to main trunk to leave a standing height of 5m; crown reduce 1No Ash (T2) height by 5m, spread by 1m, to leave a remaining height of 13m and spread of 8m; crown reduce 1No. Ash (T3) height by 6m, spread by 2m, to leave height of 15m and spread of 12m; remove lowest North Westerly limb of 1No. Oak (T4) over annex back to main trunk., RNO,25/03/2022

APP/22/00280 - Crown reduce height of 1No. Oak (T1) by 5m and spread by 3m, to leave a crown height of 12m and crown spread of 8m. Within conservation area of Langstone., RNO,16/06/2022

APP/22/00380 - Crown reduce height of 1No. Ash (T1 on plan) by 10m and spread by 5m to leave a crown height of 10m and crown spread of 5m; Fell 1No. Ash (T2 on plan). Within conservation area of Langstone., DEL,

3 Proposal

The proposed development would involve a loft conversion with the construction of a rear dormer and 2 conservation style rooflights to the front. The loft conversion would provide space for 2 bedrooms.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Conservation Officer**Site:**

The site is located along a private driveway which is accessed from Langstone Road. The site is located within the Langstone Conservation Area and lies to the north of Langstone Lodge, a non-designated heritage asset. The property is a large detached dwelling set in spacious grounds. It is of a traditional design constructed of brick and tile materials.

Legislation:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment:

Due to its remote location set back from Langstone Road, the property has limited visibility from the wider conservation area. The proposed dormer would be located on the rear of the dwelling. Overall, it is considered that the proposed development would not result in harm to the Langstone conservation area.

Conclusion:

No objection.

Councillor Imogen Payter

No Comment.

Councillor Philip Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Historic England

Thank you for your email of 22/06/2022 regarding the above application. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us.

National Amenity Societies - Historic Environment Advice

No Comment.

Southern Gas Network

No Comment.

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 24/06/2022

Number of representations received: 0

7 Planning Considerations

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

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the conservation area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within a non-urban area. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. The proposed development is for minor works to the property. The development would not undermine the separate identities of settlements or result in their coalescence. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

(ii) Appropriateness of design and impact on the character of the conservation area

7.3 The proposed dormer would have slate tile hanging to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and conservation area.

7.4 The proposed works are considered to be modest in scale and as a result inkeeping with the context of the main dwellinghouse and conservation area.

7.5 The Council's Conservation Officer commented on the application raising no objection. The Chichester Harbour Conservancy commented on the application raising no objection subject to a materials condition and taking into consideration dark skies and light pollution. As the proposed works would match the existing property it is not considered relevant for a materials condition. In terms of light pollution due to the modest size of the proposed works it is not considered necessary.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 Due to the location of the property the proposed works are not considered to have a negative impact upon any neighbouring properties including the current rebuilt Listed Building No.59 and No.61 Langstone Road.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the conservation area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00493

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Site Location Plan
Block Plan
Loft Layout and Plans - 6036.22 REV C
Dormer Plan - 6036.22
Proposed Plans - 6036.22.2 REV A
Hertiage Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.