
Site Address: 6 Langstone High Street, Havant, PO9 1RY

Proposal:

Installation of flood defence barrier to front door. Replacement rear door, roof light within rear flat roof and replacement velux style roof window to rear roof slope.

Application No: APP/21/01377

Expiry Date: 02/02/2022

Applicant: Mr Garrod

Agent: Mr Leroy-Smith
Carl Architect Ltd

Case Officer: Lewis Ford

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.6 Langstone High Street which is in the Langstone Conservation Area and within the setting of the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

The site comprises a two-storey cottage-style mid-terrace dwellinghouse (hereon referred to as "the property") from the late 1800s. The property comprises painted white bricks over a low render base, grey clay tiles and a modern UPVC front door and windows. The property is not a listed building nor a building of local interest.

The property has been built in the vernacular style without any architectural pretensions, and the principal elevation fronts the main high street. In addition, the rear of the property has a two-storey projection with a pitched roof, a partial single-storey rear extension with a flat roof, modern windows, and patio-style sliding glazed doors. The property also features a loft conversion with a velux-type window on the rear roof slope.

2 Planning History

None relevant.

3 Proposal

Installation of flood defence barrier to front door. Replacement rear door, roof light within rear flat roof and replacement velux style roof window to rear roof slope.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Joint Chichester Harbour Area of Outstanding Natural Beauty SPD July 2017

Langstone Conservation Area Character Appraisal & Management Plan

Langstone Article 4 Direction

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E5	(Chichester Harbour Area of Outstanding Natural Beauty)
DR1	(Delivery of Sustainable Development)
E4	(Development on the Coast)
E1*	(High quality design)
E13	(Historic environment and heritage asset)
E3	(Landscape and settlement boundaries)
E19	(Managing flood risk in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Langstone.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The Chichester Harbour Conservancy raises no objection to the current submission. Appropriate planning conditions to control the materials of construction and the finished appearance should be considered by the LPA.

The proposal lies inside the AONB in a built-up urban location within the protected national landscape. The statutory purpose of the AONB designation is to conserve and enhance the natural beauty of Chichester Harbour. Permitted Development Rights (PDR) do not apply within an AONB and, therefore, the proposed development requires a planning application to be submitted to the Local Planning Authority (LPA) for formal consideration.

The amended submission includes a Heritage and AONB Visual Impact Statement. The Statement refers to paragraph 172 of the NPPF as the site is within the AONB. There is no detailed AONB policy approach as would be expected in such a location. This is a fundamental omission by the agents given the status of the AONB within the statutory planning assessment regime.

Given the backdrop and setting of the built-up area, the works to the street scene would be noticeable but not unduly imposing to the public realm, being temporary and as required during flood warning fixture. The permanent physical works to the rear of the dwelling are proportionate and subservient to the host building. The scale of the proposed works would have a visual impact within the site and within the local area. In this setting, the proposal is considered to have little significant visual impact on the AONB protected national landscape, and would not be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

Conservation Officer

No objection.

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

The following local planning policies are relevant:

- Policy CS11 states that planning permission will be granted for development that protects and, where appropriate, enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in, or adjacent to, conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
- Policy CS16 (1a) states that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work, and relax. All development should demonstrate that its design identifies and responds positively to existing features of natural, historic, or local character within, or close to, the proposed development site.
- Policy DM20 states that development proposals must conserve and enhance the historic assets of Havant Borough.

The proposed flood defence gate is similar to those installed on other properties along the High Street which has historically been prone to flooding. The proposal will include the formation of the flood defence framework around the front door with a detachable / removeable flood defence screen.

The works to the rear would comprise a new roof light to the rear flat roof recessed part of the rear elevation and the replacement of the patio doors and new larger rear facing roof light window. These elements of the work are in keeping with the character of the main dwelling and are not visible from the public realm of the Langstone Conservation Area.

Overall, the proposals would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Councillor I Payter - St Faiths

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faiths

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable

Number of representations received: 0

This application was originally consulted on between 06 and 27 January 2022. During this time, the Chichester Harbour Conservancy identified that the proposed rear works had not been included in the application description and that, given the site's location within the AONB, planning permission would be required for the proposed rear works. A re-consultation was carried out between 08 February and 02 March 2022 which included an amended description (to include the proposed rear works) and amended plans and information.

7 **Planning Considerations**

7.1 The proposed development comprises two elements as follows:

Front Elevation: The installation of a ground-floor defence framework, with detachable / removeable flood defence screen gate, to the front door entrance.

Rear Elevation: The update and improvement of the rear elevation by:

- Replacing the sliding patio doors with a single external traditional style door;
- Installing a roof light within the existing flat roof; and
- Replacing the velux-style window with a slightly larger velux-style window.

7.2 In terms of the proposed flood gate, this would comprise a 0.9m tall aluminium flood gate and side posts within the existing door jamb. The flood gate and side posts would both be powder coated to match the colour of the existing front door. The flood gate would be a temporary structure that would only be installed when there is a risk of flooding, whilst the proposed side posts would be permanent fixtures. Finally, the flood gate, when in use, would cover the bottom portion of the existing door and would only be visible in the street scene during times of flooding.

7.3 Having due 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) Impact on the Character & Appearance of the Chichester Harbour AONB.
- (iii) Impact on the Character & Appearance of the Langstone Conservation Area.
- (iv) Impact on Neighbouring Properties.
- (v) Flood Issues & Development on the Coast.
- (vi) Impact on the Sewer Line.

(i) Principle of Development

- 7.4 The application site is located within the defined urban area as set out in Policies CS17, AL2 and E3. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character & Appearance of the Chichester Harbour AONB

- 7.5 The application site is in the Chichester Harbour Area of Outstanding Natural Beauty (AONB) which was first designated in 1964 – under the National Parks & Access to the Countryside Act 1949 - in recognition of its nationally important landscape. The statutory purpose of the AONB designation is to conserve and enhance the natural beauty of Chichester Harbour, and so the proposed development has been submitted as a planning application to be formally considered by the council as the Local Planning Authority (LPA).
- 7.6 The Chichester Harbour Conservancy has raised no objection to the proposed development providing that an appropriate planning condition to control the materials of construction and the finished appearance are considered. This has been addressed through the proposal of Planning Condition No.3.
- 7.7 The Conservancy has commented that although the proposed works would be noticeable and have a visual impact within the site and the local area, the proposed flood gate would not be unduly imposing on the streetscene. In addition, the proposed rear works would have little significant visual impact, and would not be demonstrably harmful, to the natural beauty of the AONB environment and its surrounding hinterland.
- 7.8 Consequently, the proposed development is deemed appropriate and would conserve the special qualities of the Chichester Harbour AONB. As such, it is considered that the proposed development would meet the requirements of Policy CS12 in the HBLP (Core Strategy) 2011.

(iii) Impact on the Character & Appearance of the Langstone Conservation Area

- 7.9 The application site is in the Langstone Conservation Area which was first designated in 1975. A conservation area is defined as an area of special architectural and/or historic interest, the character of which is desirable to preserve or enhance. An Article 4 direction was implemented in early March 2022 to preserve the local character of the Langstone Conservation Area. The Article 4 direction removes some permitted development rights (PDR) within the conservation area which (if implemented) could cause harm to the special architectural and historic interest of the area. As such, planning permission is now required for minor alterations to sides of buildings which front the highway. This includes, but is not limited to:
- The enlargement or alteration of a house frontage;
 - The alteration to the roof of the house;
 - The erection or removal of a gate, fence and/or wall; and
 - The replacement of doors and/or windows

- 7.10 The Langstone Conservation Area encapsulates what was the historical hamlet of Langstone that evolved around the harbours. The area is generally quite flat and straddles the low-lying shoreline to the east and south, and the flat green fields to the north and west. The application site is in Langstone High Street which is the principal road in the village and the nucleus of the conservation area. The historic street pattern of the High Street is characterised by wide visual splays on either side, and comprises a strong linear form, with buildings set close to, or immediately abutting, the High Street.
- 7.11 The Langstone Conservation Area Character Appraisal and Management Plan (CAMP) states that any proposed changes to a building within the conservation area should be sympathetic of the original design, scale, materials and setting of the building, and must respect the historic grain of development. In terms of this planning application, the CAMP identifies the sporadic use of roof light windows throughout the conservation area mainly on buildings which are not listed. Although the importance of the roofscape means that alterations need to be carefully considered, the CAMP explains that the use of one or two rooflights per property does not have an overall negative impact on the visual character of the conservation area.
- 7.12 The council's conservation team has confirmed that the proposals would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires LPAs to have special regard to the desirability of preserving or enhancing the character and appearance of a conservation area. This is because the proposed flood gate to the front door is similar to those already installed on adjacent and nearby properties along Langstone High Street, and the proposed rear works are in keeping with the character of the main dwelling and are not visible from the public realm of the conservation area.
- 7.13 Moreover, the design and appearance of the proposed development is deemed appropriate and would conserve the heritage of Havant Borough meeting the requirements of Policy CS11 of the HBLP (Core Strategy) 2011 and Policy DM20 of the HBLP (Allocations Plan) 2014. In addition, the proposed development would respond positively to the existing character and features of the locality meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011.

(iv) Impact on Neighbouring Properties

- 7.14 The proposed development on the rear elevation would only be visible from the immediate rear gardens of the adjoining neighbouring properties. The proposed rear works comprise the replacement of the existing ground-floor rear door and velux-style window on the rear roof slope, along with the installation of a roof light on the existing flat-roofed extension.
- 7.15 The Havant Borough Design Guide states that roof lights should be located to the rear of a property and should not have an adversely negative effect on the privacy of neighbours. As the proposed development includes the replacement of two existing features and the installation of one roof light on the existing flat-roofed rear extension, it is considered that the proposal would not appear overbearing, would not lead to overlooking, and would not reduce the privacy of neighbouring properties. As such, the proposed development would have an acceptable impact on the properties immediately adjacent to the application site and, therefore, would meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection have been received with respect to the proposed development.

(v) Flood Issues & Development on the Coast

- 7.16 The application site is currently in Flood Zones 2 and 3, and climate change modelling has predicted that the site will also be in a future flood zone. The proposed development is for the installation of a flood defence barrier / gate to the front door, as well as the installation of a roof light and the replacement of the ground-floor rear door and velux style window on the rear roof slope. The proposed flood defence barrier / gate would protect the property from water damage during a flood event. It is, therefore, considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development is not contrary to Policies CS15, DM9, E4 and E19.

(vi) Impact on the Sewer Line

- 7.17 A Southern Water Foul Sewer Line runs parallel to the rear of the property. As the proposed development to the rear elevation only includes the replacement of doors and windows – and no proposed enlargements - it is not considered necessary to include a planning condition regarding the adequate protection of infrastructure as the proposed development would not be contrary to Policies CS19 and DM10 in the HBLP (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would conserve the special qualities and historic interest of the Chichester Harbour AONB and Langstone Conservation Area respectively. The proposed development is, therefore, considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01377 subject to the following conditions:

- 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:

Drg No. 0001: Location Plan
Drg No. 0010: Existing Plans
Drg No. 0011: Existing Elevations
Drg No. 0200: Proposed Plans
Drg No. 0201-B: Proposed Elevations (Amended)
Heritage & AONB Visual Impact Statement
Lakeside Residential Brochure 2018

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.