

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	32
Suffix	
Property name	
Address line 1	Langstone Road
Address line 2	
Address line 3	
Town/city	Havant
Postcode	PO9 1RF

Description of site location must be completed if postcode is not known:

Easting (x)	471682
Northing (y)	104950

Description

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2. Applicant Details

Title	Mr
First name	Dave
Surname	Nicholas
Company name	
Address line 1	32
Address line 2	Langstone Road
Address line 3	
Town/city	Havant
Country	

2. Applicant Details

Postcode

PO9 1RF

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

It is proposed to extend the rear of the house at ground floor level by 3m and provide a pitched roof to replace the problematic flat roof, extend the front with a small two storey extension to the recessed section up to the existing building line adding symmetry to the front elevation with a pitched roof to match the existing. Also to provide a small first floor extension at the rear recessed section to again provide symmetry with a roof to match the existing. Windows and doors will be reused where possible for the extensions and new fenestrations will match as close as possible the existing.

The single garage adjacent to the road will be replaced with a double garage set further back. The garage doors will face north into the property minimizing any impact to the street view of the property. An additional outbuilding has been erected in the South West corner of the property replacing the existing outbuilding. The detached double garage and driveway to the front of the property will allow ample off road car parking within the site and the new arrangement will allow vehicles to exit the site in forward gear. The extensions will be constructed of traditional brick and block to match as close as possible the original building. The detached double garage will also use the same materials in a similar fashion but will have hip ends to the roof to minimize and soften the appearance and presence. The wall facing the road will be of brick and the doors will be positioned facing north into the property and not visible from the road. Roofs for the extensions and the garage will be finished in slate to match the existing dwelling. The outbuilding (Shed) is of timber construction with a tin roof.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

07/02/2020

Has the work already been completed without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Existing Walls are traditional brick and block construction with some render and wood cladding.
Description of proposed materials and finishes:	The extensions and garage are to also be brick and block construction matching as close as possible the original brick. The outbuilding will be constructed of wood.

Roof	
Description of existing materials and finishes (optional):	The existing dwelling has slate roofing and a felted flat roof. The garage has a corrugated asbestos roof and the outbuilding has a shed felt roof.

5. Materials

Description of proposed materials and finishes:	The dwelling extensions and garage will have slate roofs to match as close as possible the existing dwelling roofs and the outbuilding a tin roof in slate colour.
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Windows	
Description of existing materials and finishes (optional):	The existing windows are of white UPVC construction.
Description of proposed materials and finishes:	The new windows will also be of white UPVC construction to match as close as possible the existing style of window.

Doors	
Description of existing materials and finishes (optional):	Two of the three doors are white UPVC and the third is a sliding door of Aluminum construction.
Description of proposed materials and finishes:	The white UPVC front door will be reused in the forward position of the extension and the new bifold doors will be of aluminum construction to match the existing sliding door on that elevation.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

The design and access statement also describes the materials and drawing PLA003 shows the finishes and positions.

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

The scheme will create 2 further car parking spaces allowing for all vehicles, resident and visitors, to park off the road.

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

9. Site Visit

- ☐ The agent
☒ The applicant
☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Planning Officer
First name	
Surname	
Reference	

Date (Must be pre-application submission)

19/10/2016

Details of the pre-application advice received

Mrs Wooden confirmed that they were satisfied that the plot could accommodate the scale of the proposal but were concerned that the proposed materials may not comply with Policy CS16 of the Havant Borough Council Borough Design Guide 2011, in particular "Identifies and responds positively to existing features of natural, historical or local character within or close to the proposed development site" and "Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors."

Mrs Wooden advised that the Havant Borough Council's Landscape Architect would be carrying out a site visit to assess what kind of impact the extensions/materials would have on the character of the locality. Following this visit, Mrs Wooden responded on 9th November 2016 with the below comments from the Landscape Architect.

'The current dwelling is not deemed of particular merit and the generous area of well screened rear garden is noted – hence there appears scope for enhancement and expansion, provided that the proposals are appropriate to the context in terms of scale and appearance.'

'Views from Langstone Road to the North / North-East of the site are well screened by existing mature vegetation along Solent Way, but the existing dwelling is clearly visible from the Langstone Conservation Area – notably alongside the attractive Edwardian façade of no. 34 Langstone Road when viewed from the Langstone High Street vista. The large rear garden also appears to be well screened around the site boundary.'

'Whilst there are no adverse comments regarding the rear extension, I suggest the frontage expansion will require some further elaboration / design development. The existing garage appears to be retained within the scope of the initial sketches, but I suggest there is scope to replace this and recess further into the site to reduce the appearance / improve parking provision (particularly noting there is insufficient space to park a car in front without obstructing the public highway footway).'

'I emphasise that proposals will need to demonstrate consideration of the existing site context / character and proportionate scale with adjacent built-form.'

'I note that brick remains the prevalent material within the surrounding built-form context, with render very much less so. Given the context of the adjacent Langstone Conservation Area, it is recommended that the frontage elevation glazing arrangement (and use of any roof glazing) should be appropriately restrained'.

Additionally an application was made in September 2020 but this was subsequently declined. This revised application has altered or excluded many items of contention to conform to the perceived requirements.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any

12. Ownership Certificates and Agricultural Land Declaration

part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
- ☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)