

Site Address: 8 Coastguard Cottages, Langstone Road, Havant, PO9
1RG

Proposal: Removal of existing side extension and lean-to shed to be replaced
with single storey side extension; fenestration alteration (east elevation) at first floor.

Application No: APP/21/01111 Expiry Date: 22/12/2021

Applicant: Mrs Hart

Agent: Case Officer: Selina Donophy

Ward: St Faiths

1 SiteDescription

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

E1* (High quality design)

E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Given the backdrop and setting of the built-up area, the works to the street scene would be noticeable and but not unduly imposing to the public realm. The construction works themselves are proportionate and subservient to the host dwelling, the end-of-terrace two-storey house. The relatively small scale of the proposed works would have a visual impact within the site, but only a minimal visual appearance within the local area. In this setting the proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area. AONB PP03 / Joint SPD considerations have been part of this AONB planning assessment.

The Chichester Harbour Conservancy raises **no objection** to the current submission. 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 by the LPA.

Conservation Officer

The proposal would replace an existing extension and a wooden lean-to structure. It would be replaced with a single storey flat roof extension, built in matching materials to the existing dwelling and featuring buff brick quoin detailing. The windows would be vertical sash style which also matches with the rest of the house / terrace. The extension would match in style to a similar extension on No. 1 Coastguard Cottages which is the other end of the terrace row.

Overall it is considered that the proposal will serve to preserve and enhance the character of the conservation area and therefore meets the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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.

Furthermore, it is considered that the proposal is of a high-quality design, reflecting on the prominent architectural features of the terrace row and such, no harm will result to the heritage asset.

Conclusion - No objection subject to a condition requiring matching materials.

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

County Archaeologist

Thank you for your consultation. I am happy to confirm that I would not raise any below ground archaeological issues. I would defer to your conservation officer regarding the impact on the built fabric of the cottage, but would note that to the degree to which the cottages in their original form reflect the origin and purpose of the property I am pleased to note that the extension to be removed is dated to a later period (1950s) and that the additional extension intends to be sympathetic to, and mirror the detailing of, the contemporary historic building.

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: 6

Number of site notices: 1

Statutory advertisement: 05/11/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and setting of a listed building
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Flood zone

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.
- 7.3 Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

(ii) Appropriateness of design and impact on the character of the conservation area and setting of a listed building

- 7.4 This proposal comprises a single storey side extension following the removal of the existing side extension and lean to. The extension would have dimensions of approximately 3.25 metres width , a depth coming level with the host dwelling and height of 3.5 metres forming a flat roof. This space would form a utility/wc room towards the front and a kitchen area towards the rear. To the side elevation would be a sash window serving the bathroom and there would be a window to the rear elevation serving the kitchen. The side elevation first floor window would be replaced with a new sash window. Proposed materials comprise of buff brick quoins to match those on the host dwelling as well as buff brick detailing to match those used at no 1 Coastguard Cottages which is located at the other end of the terrace. The rest of the brickwork would match the existing brickwork on the property.
- 7.5 The proposed extension is considered to be more in keeping with the main property than the existing side extensions. The scale would be larger than existing however this is judged to be easily accommodated within the plot and within context to the scale and appearance of the host dwelling. The site is within the Langstone conservation area , in addition the Ship Inn which is a Grade II listed building is sited towards the rear of the plot . For these reasons Havant's Conservation Officer has been consulted in regards to this proposal. The extension is considered to be of a high-quality design, reflecting on the prominent architectural features of the terrace row and such, no harm will result to the hertiage asset. No objection has been raised subject to a materials to match condition.
- 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 Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would preserve the character of the Conservation Area.

(iii) Impact on the AONB

- 7.7 The site is within the Chichester Harbour AONB. For this reason the Chichester Harbour Conservancy have been consulted in relation to this proposal. The construction works themselves are proportionate and subservient to the host dwelling, the end-of-terrace two-storey house. The relatively small scale of the proposed works would have a visual impact within the site, but only a minimal visual appearance within the local area. In this setting the proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area. For these reasons the Chichester Harbour Conservancy has raised no objection to the proposal subject to materials matching existing in support of the request by the Conservation Officer.

(iv) Effect on neighbouring properties

- 7.8 To the west of the site is the attached property, no 7 Coastguard Cottages. The amenity of this property is not judged to be impacted by this proposal as this would be located on the opposite side of the dwelling.
- 7.9 To the east of the site is The Look Out - the new window proposed to the side elevation would replace existing so would offer no additional views in this direction. The extension would not result in any overbearing or overshadowing impact to this property.
- 7.10 To the south (rear) of the site is The Ship Inn - the proposal would result in harmful overbearing, overlooking or overshadowing impact to The Ship Inn.
- 7.11 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 Policies CS16 and CS11 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations). It is noted no letters of objection were received with respect to the scheme.

(v) Flood zone

- 7.12 This site is within flood zone 3 . The applicant has provided a flood risk assessment which stipulates the following measures will be undertaken to protect against the impact of flood events :

- Finished floor levels to be set no lower than the existing property.
- Concrete blocks to be used internally & below ground floor level with clear cavity 225mm below
 - DPC to prevent build up of any mortar dropped during construction. Above this height rigid closed cell insulation material will be used which has a low moisture take up.
 - Electrical switches and sockets internally to be a minimum 450mm above floor level with first floor ring main and drops to ground floor sockets and switches.
 - Suspended wooden floor will be replaced with solid flooring with waterproof barriers to prevent ground water ingress.
 - Non return valves to be fitted to drainage system to prevent back flow of diluted sewage

The proposed measures are deemed to be acceptable .

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours , AONB and conservation area 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/21/01111 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:

Location plan uploded on the 29.10.2021
2/4 REV A Proposed elevations/section uploaded on the 29.10.2021
3/4 REV A Block plan REV A uploaded on the 29.10.2021
Flood risk assessment uploaded on the 29.10.2021
4/4 Existing and proposed floor plans uploaded on the 18.10.2021
Heritage Statement uploaded on the 18.10.2021

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.