



D&M Planning Ltd

Chartered Town Planners

1A HIGH STREET GODALMING SURREY GU7 1AZ

Tel: 01483 425705 Email: info@dm-planning.co.uk

www.dm-planning.co.uk

PLANNING STATEMENT

For

ERECTION OF EXTENSIONS AND ALTERATIONS

At

**LANGSTONE LODGE, LANGSTONE HIGH STREET, HAVANT,
HAMPSHIRE, PO9 1RY**

**D&M REF: 129/21/MS
OCTOBER 2021**

Directors: ANDREW BANDOSZ BA (Hons) MSc Dip UPI MRTPI JESSE CHAPMAN BA (Hons) DipTP MRTPI

Associate: Matt Smith BA (Hons) MA MRTPI

Planner: Paul Hardwick BSc (Hons) MRTPI

Registered Office: The White House 2 Meadrow Godalming Surrey GU7 3HN

Registered in England 7490906

VAT Reg No. 528 8144 28

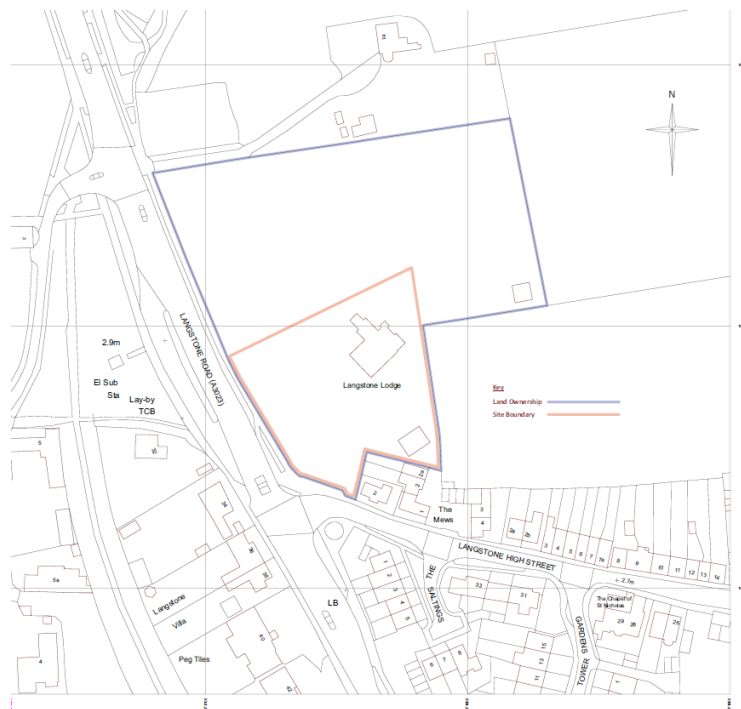


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1.0 INTRODUCTION

- 1.1 This Planning and Heritage Statement is submitted on behalf of our client, Tony Denton, in support of this householder application which proposes the erection of extensions and alterations at Langstone Lodge, Langstone High Street, Havant, PO9 1RY.
- 1.2 The application site, as shown on the site plan below, is located to the West of Langstone Road and North of Langstone High Street. The site consists of a large detached house and circa 0.4ha of surrounding land and outbuildings; though the entirety of the land holding is circa 1.32ha.



Location Plan

- 1.3 The site is located within the Langstone Conservation Area and the Chichester Harbour AONB
- 1.4 The applicant has recently undertaken extensive works to the property to restore and repair it so that it might become their permanent home and provide accommodation suitable for a modern family.



- 1.5 The application proposes the construction of a part single storey, part two story extension and alterations. The result of such would be a reduction in the number of bedrooms in the property but an overall enhancement of the quality of space.
- 1.6 The extensions have been designed sympathetically to the existing dwelling to ensure that there is no harm to the surrounding character of the Conservation Area or the Chichester Harbour AONB.
- 1.7 The proposed application would not change the use of the land or the access with the property remaining as one residential family dwelling.
- 1.8 This statement covers the site description, the proposal, the principle of development and contextual assessment. It will also demonstrate how the proposal accords with the relevant policies of the Local Plan (Core Strategy) adopted 2011, the Local Plan (allocations) adopted 2014, and national planning policy contained within the NPPF. Owing to the progress on the adoption of the new Havant Local Plan, consideration will also be given to the emerging policies.
- 1.9 Owing to the location of the development being within the Conservation Area and in the vicinity of a number of listed buildings, Section 8 will also include a Heritage Statement.
- 1.10 It is contended that this proposal full accords with all of the relevant local plan policies, guidance within the NPPF and various supporting documents. Accordingly, it is contended that permission should be granted.

SCOPE OF SUBMISSION

- 1.11 The documents submitted in support of the planning application have been informed by the Council's validation list.
- 1.12 This statement should be read in conjunction with the following documents which are submitted for formal approval:
 - Application form (including ownership certificates)
 - Site Location Plan
 - Plans and Elevations



- 1.13 The following documents in addition to this Planning Statement are submitted in support of the planning application for information:
- Covering Letter
 - Design and Access Statement
 - Phase I Habitat Survey
 - Arboricultural Report

STRUCTURE OF PLANNING STATEMENT

- 1.14 The purpose of this statement is to set out the proposed development in further detail and assess the proposals against the relevant national and local planning policies and other material considerations.
- 1.15 The statement will include the following sections: site description, planning history, description of the proposal, relevant planning policy, planning considerations, heritage statement and conclusion.



2.0 EIA STATEMENT

- 2.1 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No. 571) Part 2 4(3), the development scheme has been ‘self-screened’ to ascertain whether the proposed development comprises a project subject to EIA Regulations 2017.
- 2.2 The proposed development does not comprise development within Schedule 1 of the EIA Regulations 2017. The development could not be considered to comprise of development contained within Schedule 2 Column 1 10B development contained namely Infrastructure Projects and “Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas”. However, the development does not meet the applicable thresholds and criteria within Column 2 of Schedule 2 as amended within The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No. 571):
- (i) The development includes more than 1 hectare of urban development which is not dwelling house development; or
 - (ii) The development includes more than 150 dwellings; or
 - (iii) The overall area of the development exceeds 5 hectares.
- 2.3 The proposal would result in the erection of extensions and alterations; whilst the overall holding is over 1ha the area of development is substantially less. The proposal would therefore fall well within the above thresholds. The proposal is considered not to result in a significant effect upon the environment and does not meet criteria contained within Schedule 3 of the EIA Regulations 2017 or result in a variation/amendment to a previous EIA development nor taken in conjunction with other development is it likely to have a significant environmental effect.
- 2.4 On this basis, the proposal would not represent EIA development in accordance with the Regulations 2017.

3.0 DESCRIPTION OF SITE AND LOCALITY

- 3.1 The site, as shown on the location plan below, is located to the west of Langstone High Street.



Existing Site Plan

- 3.2 The land consists of a detached dwelling located in the southern part of a larger residential curtilage consisting of circa 0.4ha. Within the curtilage there are a number of outbuildings including a detached triple bay garage with accommodation above and a pre-fabricated garden store.
- 3.3 The existing house is a well maintained two storey dwelling with accommodation within the pitched roof. It is of brick material with painted render frontage and bay windows at ground floor. The original form was believed to be built in circa 1875.
- 3.4 The site is accessed onto Langstone High Street via a shingle drive on the southwestern corner of the property. The property is separated from the road by a brick wall which forms the boundary of the conservation area in this part.
- 3.5 The surrounding curtilage is largely laid to lawn but includes a number of treed areas and wild meadows.

- 3.6 The surrounding area consists of predominately residential dwellings of various forms, ages and material palettes. Langstone Lodge is set significantly back from the road when compared to these properties which largely front the highway with limited verges.





4.0 PLANNING HISTORY

4.1 The planning history for the site is shown in the table below:

Reference;	Proposal;	Decision;
APP/20/00794	Single storey six car garage and turning area	Withdrawn April 2021
APP/20/0072	Replacement windows in south west elevation	Approved April 2020
07/51864/015	Minor alterations and conversions of annex to a separate 2/3 bedroom dwelling	Withdrawn Feb 2008
06/51864/014	Erection of a timber framed garage for 3 cars, including felling of a tree	Withdrawn Jan 2007
06/51864/013	Conversion, extension and change of use of existing garage block to 1No. 3 bedroom detached house	Withdrawn Jan 2007
03/51864/011	Renewal of temporary planning permission to allow the continued use of garage and loft over as offices	Approved Dec 2003
00/51864/009	Continued use of garage and loft over as offices	Approved Oct 2000
96/51864/006	New dormer on north east elevation	Approved Sept 1996
95/51864/005	Continued use of ground floor of garage as offices, insertion of patio doors in rear elevation	Approved June 1996
94/51864/004	Renewal of planning permission 93/51864/2	Approved April 1994



93/51864/002	Use of office above garage for marketing company and retention of dormer to north elevation	Approved May 1993
92/51864/001	Conversion to two dwellings	Withdrawn May 1992
89/51864	Temporary change of use of 1 st floor over garage block to office (b1) use	Appeal Allowed 1990
27269/3	One residential dwelling with garage	Refused June 1979
27269/4	Garage for three cars and a boat with storage in roof space	Approved Jun 1979

- 4.2 Other applications on the site relate to tree work reflective of the site's status as being within the Conservation Area.
- 4.3 There are older applications, however there is little information available for these.
- 4.4 Most recently an application has been made for a single storey six car garage and turning area which was withdrawn by the applicant. In making the application the Chichester Harbour Conservancy made comments regarding its impact on the AONB.
- 4.5 These comments have been noted and it is contended that the proposal before you does not result in the harm identified in these comments. Specifically, the proposal does not change the use of the site with the extension enhancing the residential C3 character of the dwelling. Furthermore, it has been designed to take into account the design guidance set out within the AONB Management Plan. The result of such is that it respects landscape and historic qualities of this sensitive area.



5.0 THE PROPOSAL, INCLUDING DESIGN AND ACCESS PRINCIPLES

5.1 The application proposes the erection of extensions and alterations to the existing lawful residential dwelling.

5.2 The accompany design and access statement produced by the architects Thorp Design fully explores the principles of the development; this section of the planning statement though will detail the factual principles of the design and access.

Use

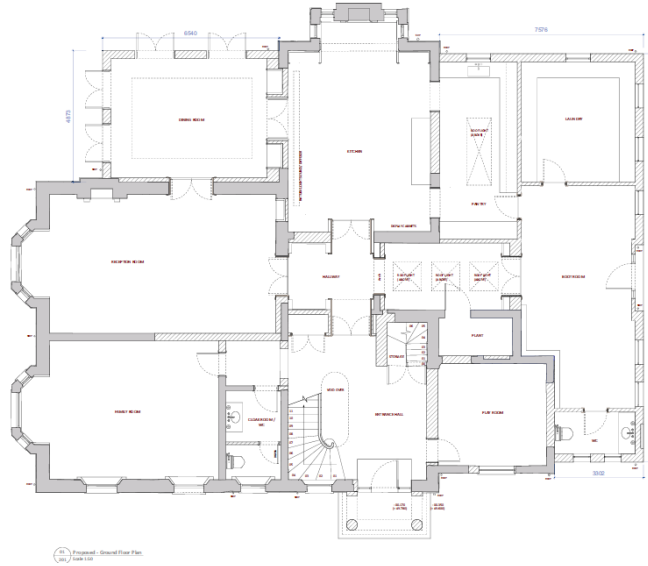
5.3 The application proposes the erection of extensions and alterations to an existing residential property.

Layout

5.4 The overall layout of the site would remain largely unchanged with the dwelling positioned in the southern part of the large plot. The proposed extension would be located to the rear and side of the property away from the public vantage points. Accordingly, it would retain a similar arrangement with the road and neighbouring properties.

5.5 Internally, the proposed extensions and alterations would result in increased and improved accommodation across the two floors (and roof space) and a reconfiguration of the internal space. Through the alterations a dwelling suitable for a modern family will be created.

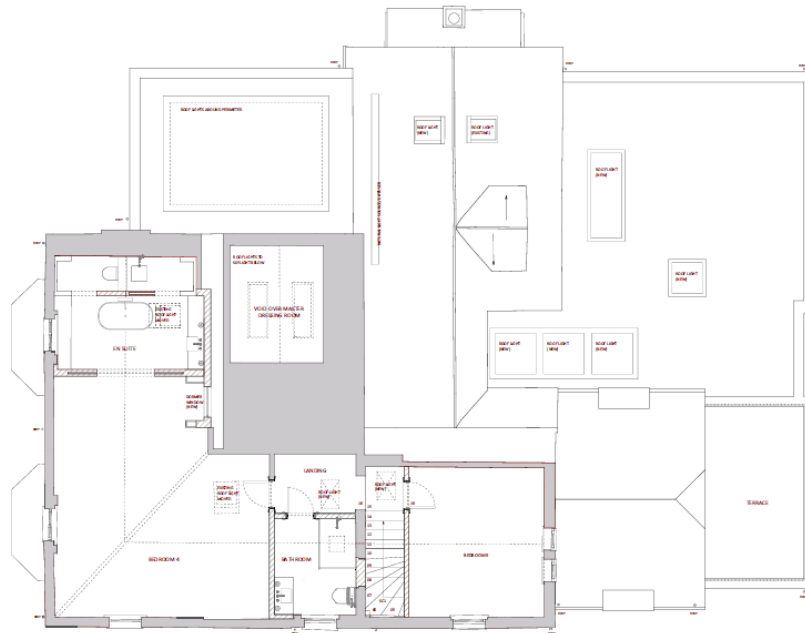
5.6 The extensions and alterations would result in a formal dining room and large family kitchen at ground floor and also provide space for a dedicated laundry room and garden store and boot room. At first and second floor the extensions and alterations would provide a total of five bedrooms including one master suite for the family needs.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

Amount

- 5.7 The application proposes the erection of extensions and alterations. The total uplift in floor print would be equivalent to 126sqm.
- 5.8 This uplift would be divided predominantly across the ground and first floor which propose an uplift of 103sqm and 23sqm respectively. With the area above the first floor decreasing by 3sqm.

Scale

- 5.9 The proposed development would consist of two distinct areas. These would provide a single storey side extension to provide a dining room and part single part two storey rear extension.
- 5.10 The dining room extension would project no further than the existing proportions of the property. It would have a depth of 4.7m and width of 6.5m. It would have a total height of 4.2m to the top of the parapet.

- 5.11 The rear extensions would span the width of the house (circa 15m) and have a depth at its shallowest point of 3.3m. The majority of it would be single storey with only a small part being two storey. It would be set lower than the existing roof.

Appearance

- 5.12 The proposed extension has been designed to integrate well with the existing property and the character of the surrounding area taking design inspiration from both the AONB and the Conservation Area.
- 5.13 The development would not alter the overall legibility of the house with the proposed extension being clearly subservient to the original form. The extension would also respect the existing fenestration details and include regular windows.
- 5.14 The appropriate appearance of the extensions is further enhanced by the use of appropriate external materials to match those of the existing property.



Proposed Front Elevation Plan



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Landscaping

- 5.15 The application site is an established residential plot. The curtilage is currently residential in appearance, and this would remain unchanged.

Access

- 5.16 Use would be made of the existing vehicular access from the road. No amendments are made to this. The site would therefore continue to benefit from appropriate access and parking.



6.0 PLANNING POLICY AND GUIDANCE BACKGROUND

6.1 The site is subject to the following planning constraints as identified within the Havant Local Plan

- Chichester Harbour AONB
- Langstone Harbour
- Langstone Conservation Area
- Trees subject of Tree Preservation Order
- Flood Zone 2 and 3
- Solent SPA 5600m buffer zone
- Chichester and Langs SPA 400m buffer one

6.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and any other Development Plan documents.

NATIONAL PLANNING POLICY

6.3 The National Planning Policy Framework (NPPF) was first introduced in March 2012 and replaced planning policy statements (PPSs) and planning policy guidance notes (PPGs). The NPPF sets out national planning policy to be taken into account by councils when preparing new local plans and when taking decisions on planning applications.

6.4 The NPPF has been recently updated with a revised version being published on 20 July 2021. There continues to be a strong presumption in favour of sustainable development and at paragraph 3 advises that the Framework should be read as a whole.

6.5 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states there are three dimensions to sustainable development: economic, social and environmental, and that these are interdependent and need to be pursued in mutually supportive ways. However, paragraph 9 states these are not criteria against which every decision can or should be judged. Decisions should also take local circumstances into account, to reflect the character, needs and opportunities of each area.



6.6 Paragraph 10 states the following:

'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

6.7 Paragraph 11 goes on to state that plans and decisions should apply a presumption in favour of sustainable development.

'For decision-taking this means:

c) approving development proposals that accord with an up to date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are the most important for determining the application are out of date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed , or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.'

6.8 The most relevant sections of the NPPF in relation to this proposal are 2 (Achieving Sustainable Development), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change) 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment).

6.9 Section 2 sets out that the planning system should contribute toward achieving sustainable development. It states the Local Planning Authorities should apply a presumption in favour of sustainable development and not delay the issuing of approvals for such.

6.10 Section 12 deals with the requirement for good design, which it notes is a key aspect of sustainable development and is indivisible from good planning. We submit that the proposal would comply with NPPF in that it would function well and add to the overall quality of the area; be visually attractive as a result of good architecture; and be of a high-quality design that assimilates well with the area. The proposed extensions have been designed to respect the character of the area and respond well to the existing property.



- 6.11 Section 14 requires development proposals to support the transition to a low carbon future and be proactively planned to mitigate and adapt to a changing climate. The development would seek to optimize the potential of the development to meet these demands. The extensions and alterations have been designed to respect the most up to date building regulations to improve their efficiency. Additionally, the retrofitting of insulation, ground source heat pumps, new glazing etc. within the site would reduce the carbon emissions of the dwelling. This is further enhanced by the orientation which would provide good light to habitable rooms minimizing the need for carbon intensive alternatives.
- 6.12 Chapter 15 of the NPPF deals with conserving and enhancing the natural environment. It states that development should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The site is located within the Chichester Harbour AONB wherein the NPPF advises at paragraph 174 and 176 should be protected and enhanced. The application has been designed to take into account the guidance of joint Chichester Harbour AONB SPD,
- 6.13 Chapter 16 sets out that development should protect and enhance the historic environment and all types of heritage assets. The site is located within the Conservation Area and in the vicinity of listed buildings. The later section of this report will assess the proposals impact on the heritage assets though it is contended there would be no harm to them.

LOCAL PLANNING POLICY

- 6.14 The Council's local plan consists of the Havant Local Plan (Core Strategy) adopted March 2011, Local Plan (allocations) adopted July 2014.
- 6.15 The relevant policies are considered to be as follows:
- CS11: Protecting and enhancing the special environment and heritage
 - CS12: Chichester Harbour Area of Outstanding Natural Beauty
 - CS16: Design
 - DM8: Conservation, Protection and Enhancement of Existing Natural Features
 - DM9: Development in the Coastal Zone
 - AL1: Presumption in favour of sustainable development
 - AL2: Urban Area Boundaries and Undeveloped Gaps between Settlements
 - DM20: Historic Assets



6.16 The Havant local plan is in the process of being updated and has been through the examination process. Having had regard to the NPPF weight can be given to the plan based on its progress through adoption. The relevant policies of the emerging plan are considered to be:

- DR1: Delivery Sustainable Development in Havant borough
- E1: High quality design
- E3: Landscape and settlement boundaries
- E4: Development on the Coast
- E5: Chichester Harbour Area of Outstanding Natural Beauty
- E12: Efficient use of resources and low carbon design
- E13: Historic environment and heritage assets

6.17 There is considerable overlap with the emerging policies and the existing policies.

6.18 The following documents are also of some relevance to this application:

- National Planning Policy Framework (2021)
- National Planning Policy Guidance (NPPG) 2014 (updated 2018)
- Chichester Harbour AONB SPD
- Borough Design Guide SPD (December 2011)
- Langstone Conservation Area Appraisal (2011)



7.0 PLANNING CONSIDERATIONS

7.1 It is considered the key planning issues are:

- Principle of development
- Impact on the AONB
- Impact on heritage assets
- Design and impact on visual amenity
- Impact on Neighboring amenity
- Trees
- Ecology
- Sustainability and construction

Principle of development

7.2 Policy ALH1 sets out that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development as set out in the NPPF. The policy continues to state that the Council

It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

7.3 The site is located within the Chichester Harbour AONB wherein the NPPF advises that permission should be refused for major development other than in exceptional circumstances. The development is a householder application and accordingly there is no principle against the development based on its location within the AONB with the appropriate assessment being the impact of the proposal on this protected landscape.

7.4 The site is also located within the Langstone Conservation Area wherein considerations need to be given to the impact of the proposal on the heritage asset.



Impact on the AONB

- 7.5 The application site is located within the Chichester Harbour AONB. The AONB incorporate a number of historic harbours and represents an undeveloped area of coast land bordered by the South Downs to the north. There are a number of narrow tidal inlets from the sea which shape the character of the AONB.
- 7.6 The flat topography of the AONB is one of its most significant features and provides opportunities for long distance views across the harbour from various public vantage points. These views are intermittently interrupted by a number of historic settlements reflective of the area's importance as a historic harbour and trading centre.
- 7.7 The AONB also provides habitat for a number of important species and wildlife.
- 7.8 Langstone Lodge is located on the western edge of the AONB with the boundary wall being the boundary of the AONB also.
- 7.9 *Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB) Development will be permitted where it:*
- 1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.*
 - 2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.*
 - 3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).*
 - 4. Meets the policy aims of the Chichester Harbour AONB Management Plan and*
 - 5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.*
- 7.10 Emerging Policy E5 of the Local Plan states:
- The impact of individual proposals and their cumulative effect on the Chichester Harbour AONB will be carefully assessed. Planning permission will be granted where it is demonstrated that the proposal:*
- a. Conserves and enhances the natural beauty and the special qualities of the AONB, as defined in the Chichester Harbour AONB Management Plan;*
 - b. Meets the policy aims of the Chichester Harbour AONB Management Plan;*



- c. Provides mitigation for any detrimental effects caused by the proposal and, where appropriate, landscape enhancements to address existing harm; and*
- d. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.*

- 7.11 There is evidently considerable overlap between the existing and the emerging policy and at their heart they seek to achieve the same, namely that development conserves and enhances the AONB.
- 7.12 The Chichester Harbour SPD was adopted by the Council in 2017 and provides policy guidance to assist with the design and assessment of proposals. Additionally, the third review of the Management Plan was recently published.
- 7.13 The SPDD provides guidance on various topics such as the scale and massing of extensions, the design details, material palette and fenestration. Although the guidance is useful the weight to be given to it should be commensurate with its status as such.
- 7.14 The Management Plan includes a number of policies which are relevant to the application. These are specifically Policies PP01, PP03 and PP09.
- 7.15 Policy PP01 sets out the importance of the AONB and the planning principles in the decision making process
- 7.16 Policy PP03 states that

The Conservancy is unlikely to object to a replacement dwelling or extension to an existing dwelling provided the applicant can demonstrate that all of the following criteria have been addressed:

- The increase in size and/or mass does not exceed 50% of the footprint and 25% to the elevation silhouette of the dwelling as can be evidenced by previous planning applications; and*
- The proposal does not increase the developed frontage of the waterside to an extent which detracts from the openness or rural character of the coastal landscape when seen from public vantage points (including public footpaths, the water, the foreshore, roads, views across the Harbour and open countryside); and*



The proposal is of a sympathetic design and materials which complement the landscape setting and any local vernacular; and

- The proposal does not diverge significantly from the spatial pattern of surrounding development and the spaces between buildings; and*
- That any extension to an existing two-storey or chalet bungalow dwelling remains subordinate to the original dwelling shape as can be evidenced by previous planning applications to extend the property or otherwise no taller than the height of the main roof ridge; and*
- The statutory requirement for biodiversity net gains will be met.*

- 7.17 Addressing these in turn. Paragraph 12.1 of the SPD also advises that *when considering substantial increase, there should be no more than a 50% increase above the original footprint, or a 25% increase above the existing 'silhouette' (on any elevation visible from the wider landscape'*
- 7.18 The proposed extensions would be below both of these thresholds and clearly in accordance with guidance. Additionally, the massing of the proposed extension is reduced by their orientation to the existing property and the limited height. The proposal would therefore conform with the first point of PP03
- 7.19 Additionally, paragraph 12.3 of the SPD further advises that the acceptability of any increase is also dependent on whether the site can accommodate such. The surrounding garden of Langstone Lodge is large and can quite clearly accommodate the extensions without disrupting the character of the AONB. This is emphasized by the fact that the proposed extensions would be hidden from the waterfront by the neighbouring buildings and extensive tree cover. The proposal would therefore conform with the second and fifth point of PP03
- 7.20 The result of such is that the size and position of the extensions would not result in harm to the wider character of the AONB.
- 7.21 The guidance continues to highlight the importance of the design details of an extension including appropriate materials, proportionality of roof pitches, appropriate colours and fenestration details.
- 7.22 The proposed development would accord with all of these aspects. The materials and colour palette would match that of the existing property. The proposed pitched roof would



be set lower than the main structure with the flat roof designed with conservation and landscape integrity in mind including the parapet.

- 7.23 Careful consideration has been given to the fenestration and the rhythm of the windows, as advised within the guidance, to ensure that they reflect the existing building. The proposal would therefore conform with the fourth paragraph of Policy PP03.
- 7.24 In preparing the application we have also noted the comments raised by the Conservancy in regard to the withdrawn application for the garage. We will now address these in turn for clarity.
- 7.25 The proposed extension, by its nature, would not be visually separate to the main dwelling house. Indeed, it would be physically adjoined and therefore would not result in it being segregated by intervening landscape. This would enhance the residential nature of the property.
- 7.26 Whilst the extension would have some impact (by virtue of there being additional built form) on the AONB this impact would be modest and within the guidance set out within the SPD. The proposal in this regard would conserve the landscape character of the AONB.
- 7.27 The second reason for objection by the Council for the garage related to future pressures to subdivide the structure. As an extension this is not the case.
- 7.28 Given the above it is contended that the reasons for the objections previously raised are not applicable to this application. Furthermore, it is asserted that based on the adopted guidance the proposal would accord with these policy aims and accordingly with Policy CS12 in that it would preserve the special qualities of the AONB.

Impact on the Conservation Area and Heritage assets.

- 7.29 Langstone Lodge itself is not listed, however, is it is within the Langstone Conservation Area and there are a number of Listed Buildings within the vicinity including some along Langstone High Street.
- 7.30 Policy DM20 states:



Historic Assets Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*

7.31 This is more restrictive than the NPPF which sets out that harm to heritage assets can be justified in the balance if the public benefits outweigh the level of harm identified.

7.32 This is evident in the proposed wording of emerging policy E13 which states:

Proposals affecting heritage assets Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm.

Accordingly, development proposals will be permitted which:

- a. Protect, conserve and, where possible, enhance the significance, and ability to appreciate that significance, of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and*
- b. Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.*

Proposals likely to cause ‘substantial harm’ to the significance of a designated heritage asset

Development proposals that are likely to cause ‘substantial harm’ to the significance of designated heritage assets (either directly or indirectly, by being within their setting) will only be permitted where either:



c. Harm is shown to be unavoidable and is minimised and it is clearly and convincingly demonstrated that the proposal is necessary to achieve substantial public benefits that cannot be achieved otherwise, and which would outweigh the harm or loss; or

d. All of the following circumstances apply:

- i. The nature of the heritage asset prevents all reasonable uses of the site; and*
- ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- iv. Harm or loss is outweighed by the benefit of bringing the site back into use.*

Proposals affecting the significance of a non-designated heritage asset

Development proposals that would have an effect on the significance of a non-designated asset will be determined having regard to the scale of any harm or loss and the significance of the heritage asset.

Proposals for the removal of part or all of a heritage asset

The removal of part or all of a heritage asset will only be permitted where it can be demonstrated that the approved replacement development will take place.

- 7.33 The full assessment of the impact of the proposal on the heritage assets is undertaken in the following section of this statement. It is, however, argued, that the proposed extensions do not result in any identified harm to the heritage assets. Accordingly, there would be no need to engage in the public benefit test.

Design and impact on visual amenity

- 7.34 Policy CS16 of the Local Plan sets out that planning permission will be granted for development that is designed to a high standard. Of relevance to this application, it goes on to say:

Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*



- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

7.35 Emerging Policy E1 sets out that similar requirements of design. Specifically, it states that development should:

- i. Responds to, and draws inspiration from its local context and where appropriate, forges a new sense of place through design;*
- ii. Considers characteristics such as height, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;*
- iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;*
- iv. . Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and durability;*
- v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;*
- vi. . Avoids over-dominance and does not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance;*
- vii. Reduces opportunities for crime and anti-social behaviour and contributes to the creation of safe and inclusive communities; and*
- viii. Integrates with existing local landscape and biodiversity features and characteristics of the area, by using high quality landscaping*

7.36 In addition to the guidance contained within the Chichester Harbour AONB the Council has produced its own Borough Design Guide SPD. For residential extensions it states:



In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.

- 7.37 The proposed side extensions would take the form of a side and front extension and a rear extension. The guidance for front extensions states:

Front extensions should not protrude too far forward from the main building, or be prominent in the street and should respect the common building line. Front extensions are therefore most appropriate where the building is set well back from the street, where there is a staggered building line, or in isolated countryside locations. Two storey front extensions will only be acceptable where the building is set well back from the street.

- 7.38 The proposed extension would be single storey only and would not extend beyond the main building nor, owing to the set back from the road, would it be prominent in the street scene.

- 7.39 For side extensions the guidance encourages them to be subservient to the main building and legible as extensions. The proposed extension would be such and evidently read as such. Whilst the guidance advises against flat roofs, the impact would be limited by the distance from the street scene and the single storey height limit which in turn would ensure it is well screened. This is notwithstanding that the form of the extension is designed to respect the character of the area.

- 7.40 For rear extensions the guidance states:

Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing. Rear extensions should maintain a distance of 8 metres plus from the extension and rear boundary wall and 20 metres from the extension and the neighbouring property to the rear.

Rear extensions should be a maximum of 3 metres from the rear wall of the existing house, providing that this does not have an adverse effect on neighbouring properties. Outside of Chichester Harbour AONB exceptions to this may be considered, providing there is no adverse effect on neighbouring properties. In general, a single storey extension should



be no closer than 1 metre to neighbouring properties and 2 metres for two storey extensions.

- 7.41 The proposed rear extension would be marginally deeper than this 3m measuring 3.3m at its shallowest point. The proposed extension is comparably limited to the size of the dwelling and would not result in harm to its character or to the surrounding area.
- 7.42 The design of this rear element has been well considered to ensure that it respects the character of the surrounding area and the existing dwelling. The impact on the surrounding area is further reduced by its considerable set back from the street scene.
- 7.43 In light of the above it is contended that the design of the extensions is appropriate to its setting and of a high quality that will allow the dwelling to function as a modern family home. The proposed development would therefore accord with Policy CS16 and emerging Policy E1.

Impact on Residential Amenity

- 7.44 Policy CS16 sets out that development should *not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*
- 7.45 This is also echoed in emerging Policy E1. How the Council will look to make this assessment is outlined in the abovementioned design guidelines. The guidance includes specific reference towards loss of light.
- 7.46 Langstone Lodge is well separated from any neighbouring property and the proposed extensions does not bring the form any closer to them. This in combination with the limited size of the extensions ensures that there would be no harm to the amenity of neighbour properties as a result of the proposed extension. The proposal would therefore accord with Policy CS16 in this regard.

Trees

- 7.47 Policy DM8 states:

Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:



- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, springs, ditches or ponds from damage, destruction and a deterioration in quality.*
- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.*
- 3. Provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.*
- 4. Ensures sequences of greenspaces are maintained and protects the attractiveness and visual amenity of all green open spaces that contribute to the identity of the borough.*

- 7.48 The application is accompanied by a tree survey which examines the quality and condition of all of the trees on site.
- 7.49 This states that some trees are in poor health, including some Ash suffering from dieback, whilst others remain in good health supporting their long-term retention.
- 7.50 It is clearly evident that the proposed development would be outside of the root protection areas of the relevant trees and accordingly would not result in harm to their long-term health. Some tree protection is suggested to ensure that there are no adverse impacts caused by the build process.
- 7.51 It is therefore asserted that the development would accord with Policy DM8 of the Local Plan.

Ecology

- 7.52 The application is accompanied by a Preliminary Ecological Assessment produced by Dr Stefan Bodnar.
- 7.53 The assessment has explored whether there is potential for the development to result in harm to protected species.
- 7.54 The assessment concludes that there is a small residual risk of bats in small number of lifted tiles. This risk can be dealt with by virtue of timing precautions to the demolition, direct ecological supervision and mitigation features.



- 7.55 In light of the above it is contended that the proposal would not adversely impact on protected species and ecological enhancements can be provided.



8.0 HERITAGE STATEMENT

8.1 The application site does not contain any listed buildings it is however, within a Conservation Area and within the vicinity of neighbouring listed buildings.

8.2 Policy DM20 states:

Historic Assets Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*

8.3 The NPPF, however, advises that when considering the potential impacts of a proposal the Council should give consideration to both the harm to the heritage asset and if applicable the public benefits. If less than significant harm can be identified then the public benefits must outweigh said harm, where substantial harm can be identified this must be necessary to cause substantial public benefits.

8.4 The site is within the Langstone Conservation Area. Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 requires planning authorities to consider the effects of a proposal on Conservation Areas.

8.5 The Langstone Conservation Area Review and Character Appraisal 2011 sets out the historic importance of the area. The area and the harbour being used from Roman times as a historic commercial port. The area expanded in the mid nineteenth century reflecting



the increasing use of Chichester Harbour. In the early twentieth century a small number of detached and semi-detached villas were constructed in Langstone High Street, most were associated with Langstone Lodge.

8.6 Langstone Lodge is the first property within the Conservation Area when approaching from the north. It is significantly set back from the public highway but as recognised within the Conservation Area Review is a positive contributor to the Conservation Area. Of particular interest is how well maintained its external façade is. Whilst it is a positive contributor it is not, as set out in the review, an undesignated heritage asset.

8.7 The review describes Langstone Lodge as

a large detached dwelling set in a large plot which is accessible from a shingle driveway leading up from Langstone High Street. It was thought to have been built in 1875 as one of three large houses to be built at that time on Langstone Road. The boundary of this property forms the boundary of the conservation area with Langstone Road. It is a well-preserved house from that period and is arranged over two storeys with pitched roof dormer windows on the front roof slope. It is of brick materials with a cream painted render frontage and bay window at ground floor level with Victorian sash windows. As a result of its well-preserved appearance, materials and historic setting, it is considered that Langstone Lodge is a building which could be considered for inclusion on the list of Buildings of Local Interest.

8.8 The proposed extensions have been carefully considered to respect the character of Langstone Lodge. The extensions would appear clearly subservient to the form of the building and have been designed to respect the existing fenestration and design details of the property. The proposed extensions would not alter the historic features referenced in the Conservation Area review emphasising its appropriate form, design and layout.



- 8.9 The extensions would also be substantially set back from the highway. This was of significant weight in the consideration of the previous application to repair and replace windows. The officer's report for that application (APP/20/00072) included comments from the Conservation officer who advised that:

the impact would be negligible. This is because the property is set back some 80m from the highway and enclosed by a high wall, so is not highly visible from the public realm.

- 8.10 It is contended that the location of the extensions would not alter this assessment and accordingly the proposed development would result in minimal impact to the Conservation Area. Accordingly, we contend that no harm would occur and there is no need to engage in the public benefit tests as set out in the NPPF.
- 8.11 In addition to the Conservation Area there are some listed buildings within the vicinity. The listed register includes two listed buildings to the north of the plot which adjoin the wider holding. These buildings have recently burnt down and accordingly do not retain any of their historic character for which the proposal could harm. This is notwithstanding the considerable difference between the proposed extensions and the remains of these buildings.
- 8.12 The other listed buildings in the area are predominately along the coastline, well separated from Langstone Lodge. Accordingly, it is asserted that the proposal would not result in harm to their character or setting.
- 8.13 In light of the above it is contended that the proposal would comply with the relevant legislation, policies and guidance and would not result in harm to any of the potentially impacted heritage assets.



9.0 CONCLUSIONS

- 9.1 This householder application proposes the erection of extensions and alterations to create a modern family home.
- 9.2 The proposed extensions have been sympathetically designed to take into account the local character of both the Chichester Harbour AONB and the Conservation Area. The proposal is fully in accordance with the relevant guidance on these points.
- 9.3 The proposed development would not result in harm to the amenity of any neighbouring properties nor adversely impacts on the trees on site or results in any ecological harm.
- 9.4 The extensions fall outside of Flood Zone 2 and 3 and accordingly there is no need for a flood risk assessment.
- 9.5 As has been demonstrated the extensions would be constructed in a sustainable manner to minimise the projects carbon impact. During the works the applicant will also take the opportunity to retrofit the existing property to drastically improve its energy efficient resulting in carbon reduction overall.
- 9.6 The proposed development, as is explored within the heritage statement, would not result in harm to the Conservation Area or the setting of any nearby listed buildings. Langstone Lodge itself whilst a positive contributor to the Conservation Area is not listed in its own right and is not a building of local merit or undesignated heritage asset.
- 9.7 Given the above it is contended that the application fully accords with the relevant policies of the local plan, the emerging plan and those contained within the NPPF. The proposal also fully accords with the relevant guidance documents which form a material consideration to the scheme.



9.8 We therefore respectfully ask that planning permission is granted.

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