

HERITAGE & AONB VISUAL IMPACT STATEMENT

APP/21/01377

6 Langstone High Street, Havant, PO9 1RY

DESCRIPTION

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.

EXISTING

The application property is sited within a terrace of similar two-storey cottage style dwellings which are fundamentally a two-up, two-down with small rear projection typology. The property is in the Langstone Conservation Area and the Chichester Harbour AONB.

The properties have each been modified or modernised in their own unique way. The terrace was built in the late 1800s - appearing in the 1890s OS historic map. (The 1870s OS historic map does not show the terrace). The front facade is in painted brickwork over a low render base with modern windows and front door.

The application property has a two storey rear projection with pitched roof with a partial single-storey extension with flat roof. The property also features a loft conversion with Velux type window - the existing window needs replacing our to poor state of repair. The rear elevation of the property features modern windows and patio style sliding glazed door.

PROPOSAL

The rear of the property is to be updated to remove the siding patio door and replace with a single external traditional style door to provide access to the rear garden. In addition a roof light within the existing flat roof is proposed along with a new and slightly larger velux style roof window.

At the front of the property a flood defence barrier is proposed as shown on the application drawings to protect the property from flooding. The barrier is a purpose made product and will be powder coated to match the colour of the front door. The barrier is

only installed when there is a risk of flooding. When not installed vertical channels, coloured to match the door, are visible on the door frame either side of the door.

AONB VISUAL IMPACT

The changes to the rear elevations will only be visible from the immediate rear gardens of the adjoining properties. The change of door to a more traditional style door will enhance the property, Conservation Area and wider AONB. The flat roof window whilst visible on the elevation drawings will be set back from the roof edge and hardly noticeable in reality. The replacement velux style roof window whilst slight larger than the existing will not be a noticeable change to the property and will have a very minor visual impact on the ANOB.

The floor defence barrier will have a visual impact on the ANOB. When the system is not installed in flood defence mode, only vertical channels coloured to match the door frame are visible - see application drawings. When the food barrier is installed it covers the bottom portion of the door and is obviously visible on the street scene. However, with reference to paragraph 172 of the NPPF, we believe that proposal is appropriate, does not compromise the charger of the AONB and provides wider sustainable benefits, including protecting the property from water damage. In addition the barrier will be will be safe over its planned lifetime and not have an unacceptable impact on coastal change. The proposal does not hinder the creation and maintenance of a continuous signed and managed route around the coast

CONCLUSION

Overall, it is considered that the proposal will have a neutral impact on the Conservation Area, have no visual impact on the wider AONB and protect the property in the long terms against coastal flooding. The LPA should be supporting applicants who are actively protecting historic properties and heritage areas from climate change, and we respectively request that planning consent is granted.

FEBRUARY 2022