
Site Address:	77 Langstone Road, Havant, PO9 1RD		
Proposal:	Single storey side extension to form utility room.		
Application No:	APP/15/00440	Expiry Date:	23/06/2015
Applicant:	Mr & Mrs Beswick	Team:	Team 1
Agent:	Mr Cresdee	Case Officer:	Daniel
	Both Creative		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.77 Langstone Road is a relatively new build (10 years old), two storey residential dwelling located within the southern part of the Langstone Conservation Area. It is of smart appearance, incorporating a multitude of prominent design features such as decorative brick work and a striking chimney.

It sits to the east of Langstone Road, behind an adjacent brick built, 2 metre high wall marking the rear boundary of No.77. Its rear and southern elevation are the only faces primarily visible from the public domain.

2 Planning History

04/64049/000 - Construction of 2No. detached 3 bedroom houses with associated car parking, landscaping (including removal of trees) boundary treatments and altered access to Langstone Road. (Allowed at Appeal)

3 Proposal

This application seeks permission for the erection of a single storey side extension to the north elevation. Windows are proposed in the east and west elevation of this extension only.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Propose no objection but ask that the following matters be negotiated if possible: ☐ samples of facing and roofing materials to be agreed.

Conservation Officer

Discussed with Conservation Officer - No objection raised

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Flood Risk Assessment

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed northern location of this side extension will result in only very partial visibility from the public domain. One must stand in a specific 10 metre section of the public domain in order to view this proposal, resulting in minimal impact upon the streetscene in general.

It is proposed that matching materials will be used to those in the existing dwelling house, incorporating a high quality pitched roof. These features should result in a structure that looks at one with the main dwelling house; including when visible from the public domain.

(iii) Impact upon residential amenity

The proposal will be sandwiched between the existing dwelling house and the northern

most boundary fence. This fence is screened from a private access way leading to Coastguard Cottages by a mature, dense hedgerow, interspersed with mature trees. Directly opposite (north) this proposal, beyond the access way, sits a block of pitched roof garages servicing properties in Tower Gardens.

Windows are proposed in both the east and west elevations, but given that these will be at ground floor level, it is considered to cause no additional harm to any neighbouring amenity, as they will look out onto either the rear garden or front parking area.

(iv) Flood Risk Assessment

In accordance with the submitted 'flood risk assessment', it is proposed that floor levels will be set no lower than those of the existing dwelling house and where appropriate, install flood proof services. This should ensure that there will be no additional harm upon the occupiers from the proposed development.

8 Conclusion

In light of the extension being very modest in size, well positioned allowing it to be largely screened from any public, or neighbouring viewpoints, it is therefore considered a suitable and useful addition to No.77 Langstone Road and it is recommended that permission be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00440 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan

Proposed Elevations and Floorplans, Drawing Number 100315 1A3, received by the Council 2015

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building. Should the materials not match exactly, then samples shall be submitted prior to use to the Local Planning Authority for written approval - thereafter only such approved materials and finishes shall be used in carrying out the development.

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 2012.

- 3 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

