

Heritage Team Response

Date – 15/2/2022

APP/21/01377

Site – 6 Langstone High Street, Langstone

Proposed development:

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.

The Site

The site is located in the Langstone Conservation Area and within the setting of the Chichester Harbour AONB. No. 6 Langstone High Street comprises a two-storey, mid terrace dwelling of brick and tile construction. The front door opens out onto the High Street and there is a small rear garden.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

Local Policy

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

Proposal:

The proposal is for the 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.

Assessment:

The proposed flood defence gate is similar to those installed on other properties along the High Street which has historically been prone to flooding. This will include the formation of the flood defence framework around the front door and a detachable / removeable flood defence screen.

The works to the rear would comprise a new roof light to the rear flat roof recessed part of the rear elevation and the replacement of the patio doors and a new larger rear facing roof light window. These elements of the work are in keeping with the character of the main dwelling and are not visible from the public realm of the Langstone Conservation Area.

Overall, the proposals would meet the test of 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.

Conclusion

No objection.

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