
Site Address:	27 Langstone High Street, Havant, PO9 1RY		
Proposal:	Loft conversion, window and door alterations.		
Application No:	APP/21/00767	Expiry Date:	06/09/2021
Applicant:	Mr A Wilson		
Agent:	Mr C Allchurch	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Langstone High Street, Havant, is located to the south side of Langstone High Street. The application site is a two storey semi detached property comprising white pvcu and brown roof tiles.

The property is located in a mixed use area with a church located directly to the east and other residential properties. The property is located within Langstone Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty.

The application site is also located within Flood Zone 2/3.

2 Planning History

No relevant planning history.

3 Proposal

Loft conversion, window and door alterations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation – No objection

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is located within an urban settlement built-up location within the AONB.

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms.
- any and all glazed windows / rooflights doors should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife.

Planning Assessment

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and the locality of the AONB protected landscape. The main AONB planning assessment issues to be considered for this site relate to –

1. Consideration against the relevant AONB Planning Principle guidance
2. Relevant and/or recent planning history implications for the proposal
3. The principle of the use and activity of the development to the AONB locality
4. The locational positioning and layout design impact of the site to the AONB
5. The proposed physical scale, structure bulk and perceived massing on the AONB landscape
6. The architectural design, structural character, visual appearance & finished treatment
7. The impact on the tranquillity of the area and on the environmental character of the AONB
8. Any impact on environmental quality and mitigation of environmental disturbance effects
9. The wildlife, biodiversity, ecology, and measures to mitigate any adverse ecological impact

1- The AONB Planning Principles relevant to this proposal are not conflicted with. The rear roof windows would require some blinds or shuttering controls (to comply with PP09 guidance) as would the gable end roof apex window. With this caveat the proposed works can be provided in line with AONB Planning Principle guidance without significant or substantial intrusion to the dark skies policy.

2- The lack of planning history raises no specific issues to the current proposal.

3- The residential planning use of the red-line site would not be changed by this submission. The principle of the proposed use and activity would not likely be a significant concern. There is no new or additional land use operational aspect sought for the site by the current proposal.

4- The location of the proposal is within the built-up settlement within a backdrop and surrounding setting of other similar residential development. Given the setting, the layout generates little harm to the site spatial open area and to the immediate surrounds. The works relate to the site and have a satisfactory relationship in distance to nearby buildings. The layout design on the site works within the planning unit can be carried out without harm to the general surroundings within the AONB protected national landscape.

5- The scale of the development would be subservient / proportionate to the host building. The works create little additional massing on the site or to the host building (all within AONB PP03 and CHAONB Joint SPD guidelines). The scale, and structural height is commensurate with and subservient to the host building. The perceived massing (balcony roof lights) is not considered to be excessive.

6- The architectural design is traditional and established and therefore compatible to the character and style to the host building. The design and external construction materials and finishes appearance of the building would be acceptable in character to the site and built-up setting location and would not have a substantive impact on the wider AONB landscape.

7- The building works are unlikely to have an impact on the tranquillity of the AONB wider area or harm the environmental character of this location within the AONB. The glazing areas would potentially increase light concerns on the plot, and suitable control measures should be considered for all to limit light spillage into the night sky.

8- The local environmental quality of the area would be unlikely to be significantly harmed.

9- The proposal does not create a new dwelling unit or would be unlikely to result in any substantial increase in the demands for recreational activity in the locality or add to the associated disturbance of wildlife areas. Assuming that there is no wildlife uses of the area, the proposal would not therefore be viewed as harmful to the wildlife or biodiversity of the site. Measures to mitigate the impact of ecological disturbance should not be necessary. Native wildlife improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the countryside area environment in the AONB. The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the proposal to sit unobtrusively within its setting. The suggested construction materials would be acceptable to those of the surrounding development in this locational situation. The control of light emission associated with the new windows / doors would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB.

Given its setting, the proposal is considered not to be unduly prominent, intrusive, or be detrimental to the character or the appearance of the local Area of Outstanding Natural Beauty (AONB) in terms of landscape character.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Conservation Officer Response 1 - 13/09/2021

The site is located in Langstone High Street which is located within the Langstone Conservation Area. No. 27 comprises a 1960's built semi-detached, two-storey property with a small front garden laid to lawn. There is white cladding on the external façade and the fenestration has a lattice design. These two features are a characteristic of the conservation area on the 1960's properties. The front façade includes a first-floor bow window, and the roof is constructed from clay tiles.

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.

Assessment:

The proposal is for all window fenestration to be changed and includes a new large gable end roof apex window to the west side elevation (west) to replace a small roof loft window. In addition are the installation of one set of two balcony rooflights to the rear roof elevation and two small rooflights in the front facing roof slope. The rear ground floor window is replaced by bifold doors to the rear garden area.

From a heritage perspective, I do not have any concerns with the principle of the loft conversion and the additional windows. However, I am concerned over the design of the new windows which feature a more modern design of full panes of glass. This is not in keeping with the character of the conservation area for these 1960's properties which all feature the 'lattice' design for windows, including the adjoining neighbour.

By allowing a change to the design of the fenestration, particularly on the front elevation, the special character of the Langstone Conservation Area would not be preserved or enhanced. I have no objection to the windows being replaced, so long as they feature the lattice design for the windows on the front elevation.

Conclusion – Holding objection subject to amendments to window design

Conservation Officer Response 2

Further to the submission of amended plans showing amendments to the front window design, I withdraw the holding objection from the previous heritage response dated 13/9/21.

Updated conclusion - No objection

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Southern Gas

No Comment.

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 8

Including representation of objection from the Langstone Village Society

Comment	Officer Comment
Objection to the balcony to the front	This has been removed and placed to the rear instead
No properties in area have front balconies	
Out of keeping in conservation area	
Causes overlooking and loss of light	
Unbalance a matching pair of houses	
<u>Revised Plans (1)</u>	Please see Section 7
Balcony would cause overlooking	
Out of keeping in conservation area	
The proposed balcony would not enhance the area	
Side window too large	
Poor Design with excessive fenestration	This has been addressed and there are now glazing bars on the windows to the proposed front elevation. Also retaining
Changing all window panels from small panes or dividers to large panels	

	the glazing bars to the proposed rear first floor elevation.
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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 area, Conservation Area and Area of Outstanding Natural Beauty
- (iii) Effect on neighbouring properties

(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. The site is also located within Langstone Conservation Area and Chichester Harbour AONB and these and other planning matters are considered below.

(ii) Appropriateness of design and impact on the character of the area, Conservation Area and Area of Outstanding Natural Beauty .

7.3 The proposed development would involve a loft conversion to accommodate a bedroom and en-suite. There would also be alterations to windows and doors on the property. 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.

7.4 The Council's Conservation Officer was consulted on the application and requested the feature of lattice design for the windows on the front elevation to be retained. This was agreed by the applicant's agent and the plans were amended to reflect this. The Council's Conservation Officer now has no objection to the proposal.

7.5 The external alterations to the windows and doors are considered to be in keeping with the context of the main dwellinghouse and Conservation Area. Overall it is considered that the proposals preserve the character and appearance of the area.

7.6 With regard to the impact on the AONB. The proposed works would be visible from Langstone High Street in the form of the velux windows and visible from Tower Gardens in the form of the velux balcony rooflights. It is worth noting there are a number of loft conversions with velux windows and dormers within the area thus is not considered to have an adverse impact upon the Conservation Area. The Chichester Harbour Conservancy were consulted on the application and raised no objection subject to planning considerations. In terms of materials a condition is recommended to ensure appropriate details. In terms of fitting glazed windows with internal screen blinds due to its location within a residential area with various windows within the roof spaces in the area it is not considered reasonable or necessary to impose a condition.

- 7.7 The design and appearance of the extension is deemed appropriate in context to the main building, conservation area and area of outstanding natural beauty therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the front of the property there would be two rooflight windows within the roof. These would face out on the public highway and the properties opposite therefore it is not considered to cause harmful overlooking.
- 7.9 On the west side there would be a high level window within the loft conversion which would not result in a view being positioned 1.7m from finished floor level. This is not considered to have an adverse impact on residential occupiers to the west.
- 7.10 To the rear of the property there would be two velux balcony rooflights and one velux window within the roof. This would create additional overlooking from the proposed balcony when open. However, this form of overlooking has already been established in the area and is not considered to cause a substantially harmful impact on the neighbouring properties to Tower Gardens and other neighbouring properties. The proposed balcony rooflights would be set within the roof slope thus reducing its outlook. It is also worth noting the boundary of No.1 Tower Gardens is approximately 18 metres away from the rear wall of the property.
- 7.11 Consequently, it is considered that the extension does 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 Policy CS16 of the HBLP (Core Strategy) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iv) Flood Risk

- 7.12 As mentioned the application site is located within Flood Zone 2/3. Due to the proposed works not increasing the net floor space of the property it is considered not to have a negative impact on flood risk.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the conservation area, area of outstanding natural beauty and neighbours, therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00767

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, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. 01C
Heritage Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the loft conversion hereby permitted the window in the second floor on the west elevation shall be fitted with a window to a height of no less than 1.7m above finished floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The 2 rooflights to the front serving the en-suite and bedroom and the rooflight to the rear serving the stairwell on the second floor shall be constructed in conservation style as detailed on Plan 01C and the velux cabrio balcony to the rear serving a bedroom on the second floor shall be constructed as detailed on Plan 01C

Reason: In the interests of the character of the Langstone Conservation Area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.