
Site Address:	16 Langstone High Street, Havant, PO9 1RY		
Proposal:	Proposed first floor side extension and single storey side extension along with minor alterations		
Application No:	APP/15/00853	Expiry Date:	30/09/2015
Applicant:	Mr Oliver	Team:	Team 1
Agent:	Mr Farrer	Case Officer:	Daphney Haywood
	MF Designs Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This grade II listed property sits in a prominent position overlooking Langstone Harbour. It also lies within Langstone Conservation Area and within Chichester Harbour AONB and Flood Risk Zone 3. The building forms part of a terrace row. The property and those in the same terrace row have been enlarged in comparatively recent times. A series of two storey rear extensions have been added as part of a composite design.

2 Planning History

APP/15/00854 Proposed first floor side extension and single storey side extension along with minor alterations - not yet determined

02/52690 Demolition of single storey rear extension and erection of two storey and single storey rear extension. (resubmission) perm 9/12/2002

02/52690 Listed building application for demolition of single storey rear extension and erection of two storey and single storey rear extension. (resubmission) perm 9/12/2002

3 Proposal

Proposed first floor side extension and single storey side extension along with minor alterations. The proposal is to enlarge the accommodation on ground floor and first floor levels. The ground floor is extended to the side and rear to infill the narrow, relatively dead space, to the northwest of the dwelling, increasing the size of the kitchen and adjacent reception area. The proposed first floor extension increases the size of the existing cramped bathroom and en suite accommodation. Plain tile hanging and plain tiles to the roof are proposed which are to match the existing structure.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Borough Design Guide

Listed Building Grade: Grade 2

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

Support the submitted proposals. In the event of planning permission/listed building consent being granted, requests conditions.

Chichester Harbour Conservancy - Object The property occupies a very prominent position in the Conservation Area and is highly visible from the harbour shoreline and to a lesser extent from the bridge to Hayling Island. The scale of the extensions seem acceptable as is the palette of facing and roofing materials. I only have one slight concern. This relates to the size of the bathroom window opening at first floor, facing the street. This opening is much larger than other window openings facing the street. Being as it is to serve a bathroom and that the existing house projecting forward of that window would limit views of the harbour, the Conservancy questions why the opening needs to be that big and being a bathroom why it needs to function as a Juliet balcony. A smaller window, central to the width of the wall it sits in would seem more appropriate, perhaps centred on the ridge of the roof over it.

Countryside Access Team- No comments received

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: 3

Number of site notices: 1

Statutory advertisement: yes

Number of representations received: one

Summary:

- the cottage is listed and should be protected.
- the building is large in proportion to the size of the plot
- a large two storey extension has recently been constructed
- more windows overlooking garden to No 15.
- concerned about damage to the wall of No 15
- SW drain along the side and rear of No15

Comment:

Potential damage to the wall to No 15 is a private matter and the neighbour was advised of this at the site visit. An informative in respect to possible SW drain is

proposed. The other matters are considered in section 7

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) Impact upon the Listed Building, Conservation Area and Chichester Harbour AONB
- (iii) Impact upon residential amenity
- (iv) Adequacy of the site to accommodate the development

(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 Listed Building, Conservation Area and Chichester Harbour AONB

The work would be set back from the frontage and has been designed as a subservient addition to the existing dwelling, with a lower eaves height and fully hipped roof. The work which would be constructed in materials to compliment the existing building is considered not to result in detriment to the Listed Building and the Conservation Area. In respect to the AONB, the proposed front elevation includes a large full length opening with Juliet balcony. The Harbour Conservancy has objected to the extent of glazing owing to the impact of reflective development on the harbour, however, the window would be set back behind the existing frontage reducing its dominance, and given this siting it is considered that an adverse impact on the AONB would be difficult to substantiate.

(iii) Impact upon residential amenity

The main impact relates to the property to the west at No 15. There are no windows in the side of this property, which extends beyond the proposed extension and the proposed windows at first floor in the extension facing No.15 would serve a bathroom and en suite. In respect to the rear elevation the proposed first floor window serves an en suite. All windows are proposed to be clear glazed and as they either face the blank wall of the adjacent dwelling, the street or down the garden a condition in respect to obscure glazing can not be substantiated.

(iv) Adequacy of the site to accommodate the development

The property occupies a relatively small plot, however, the proposed extension, which will not increase the number of bedrooms, involves a relatively modest increase in foot print. The useable amenity area would not significantly reduce and the works can be satisfactorily accommodated on the site. As the number of habitable rooms would not be increased flooding is not a consideration.

8 Conclusion

It is considered that the proposal does not adversely affect the character, appearance

or overall setting of the Listed Building, Conservation Area or AONB and that the scheme has no adverse impact on neighbouring properties. As such the proposal is considered to comply with Policies, CS11, CS12 and CS16 - 1c and e, and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00853

subject to the following conditions

- 1 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.

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

Location, block and South Elevation Job No 3125, drg No P02D

Existing plans Job No 3125, drg NoEX01

Proposed plans Job No 3125, drg No P01G

Reason: - To ensure provision of a satisfactory development.