
Site Address:	31 Langstone High Street, Havant, PO9 1RY		
Proposal:	Single storey side extension to extend existing garage.		
Application No:	APP/14/01068	Expiry Date:	23/12/2014
Applicant:	Mr Troughton	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Penny Ware
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is an end of terrace two-storey house with side single garage located within Langstone Conservation Area. The property is unlisted and probably dates from the 1970s/80s.
- 1.2 The house is located on the corner of Langstone High Street and Towers Garden but is set back from the roadside by an area of landscaping.

2 Planning History

09/60724/002 Erection of single storey extension to rear of property. Permit
May 2009

99/60724/000
Notification of intention to crown reduce 7 trees consisting of 1 Plum Cherry tree, 5 Leylandii trees and 1 Magnolia tree within the rear garden of 31 Langstone High Street. All trees are within Langstone Conservation Area. No objection

01/60724/001
Crown reduce 7 trees consisting of 1 Plum Cherry, 5 Leyland Cypress and 1 Magnolia tree within the rear garden of 31 Langstone High Street. All 7 trees are within Langstone Conservation Area. No objection

3 Proposal

Single storey side extension to extend existing garage.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The Local Planning Authority is advised that the Conservancy has no objection to this application. Given the use of colour within the Conservation Area for domestic front doors, the Conservancy would have no objection to the garage door being painted red/crimson or navy blue, to add interest, variety and thereby enhance local distinctiveness.

Conservation Officer

Based on a desktop study and general knowledge of the area, raise no objection. This is a modest revision to a house which forms part of a modern housing development. If executed in matching materials there should be no material impact on the character or appearance of the conservation area.

Hampshire Biodiversity Information Centre

Within 50m Protected/Notable Species - Soprano Pipistrelle, Noctule Bat.

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: 1

Statutory advertisement: 07/11/2014

Number of representations received: 0

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 character and appearance of the Conservation Area/AONB
- (iii) Impact on residential amenities
- (iv) Flood Risk
- (v) Impact on protected species

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the property is also located within the Langstone Conservation Area there is a need to ensure that the development preserves or enhances the character of the Conservation Area as considered below.

(ii) Impact upon the character and appearance of the Conservation Area

- 7.3 The proposal is for a very modest extension to the side of the existing flat roofed single garage on the eastern side of the building. The garage would be increased in width by 0.94m and a new up and over garage door provided. Whilst the Harbour Conservancy have commented on possible garage door colours, given that the terrace incorporates white finishes to doors, porches and windows there would be no objection to the garage door continuing to be white.
- 7.4 Given the height of the extension, its set back from the road with existing landscaping the proposal is considered to preserve the character of the Conservation Area.
- 7.5 The site is located within Chichester Harbour AONB, however, given the scale and siting of the development there is not considered to be any harmful impact on the Character and visual amenities of the AONB.

(iii) Impact upon residential amenity

- 7.6 The modest addition is not considered to result in any significant impact on the residential amenities of neighbouring residents. The host property itself would benefit from improved garaging and would retain an appropriate rear garden area.

(iv) Flood Risk

- 7.7 The site is located in flood zone 3, however, the proposal results in no additional bedrooms and the floor level of the extended garage would match that of the existing. The submitted flood risk assessment recommends flood resilience measures in relation to the existing house, however these are outside the scope of the planning proposals under consideration. Given the nature of the development it is considered that flood risk is appropriately addressed.

(v) Impact on protected species

- 7.8 The Hampshire Biodiversity Information Centre have identified records protected bat species within 50m of the site. This modest addition is considered unlikely to result in any impact to these protected species.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered acceptable in principle and would preserve the character and appearance of the Conservation Area. There would be no negative impact on the character and visual amenities of the AONB. Flood risk is considered to have been adequately addressed and it is not anticipated that there would be any harmful impact on protected species. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01068

(A) 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 external materials to be used shall match in type, colour and texture those on the existing building.

Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design, Access, Flood Risk & Sustainability Report Revised 7th November 2014

Location Plan Drawing Number 201

Block Plan Drawing Number 202

Roof Plans Drawing Number 0754 - 313 0

Proposed Floor Plan Drawing Number 0754 - 312 0

Proposed Elevations Drawing Number 0754 - 414 Rev A

Reason: - To ensure provision of a satisfactory development.