
Site Address:	7A Langstone High Street, Havant, PO9 1RY		
Proposal:	New front door.		
Application No:	APP/14/00435	Expiry Date:	17/06/2014
Applicant:	Mr P Holding	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Langstone High Street is located within the Langstone Conservation Area and located within a area subject to an Article 4 Direction which among other rights, removes the Permitted Development right for the replacement of windows and doors on a front and side elevation.

No.7a is not currently listed, however No.8 on the east side is listed. There is a small private side access running between these two dwellings.

No.7a is the most eastern dwelling in a terrace of 6, two storey residential dwellings. All of these dwellings are of brick construction and painted white with the only colour coming from the front doors. No. 3 through to No.7 of this 6 dwelling terrace have traditional white sash windows except for the application site which has brown bowed upvc units with top light openers. The current front door is made of wood.

2 Planning History

None relevant

3 Proposal

This application seeks permission for the replacement of the front door which is currently constructed of timber. The replacement door would be made of composite materials and designed to mimic the effect of wood. Colours and door style would match the existing.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

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: 4

Number of site notices: 1

Statutory advertisement: 16/05/2014

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
- (iii) Effect on the character and appearance of the Conservation Area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material consideration.

(ii) Effect on the character and appearance of the Conservation Area

The design of the proposed door is identical to the existing however the material will be composite rather than wood. The imprinted design of the proposed door is such that it mimics the grain of wood closely, resulting in the appearance of a wooden door to all but those who inspect closely. No.7a already has upvc bowed windows at both ground and first level which are at odds with the rest of the terrace and therefore the change of door material in this situation is considered to have a minimal impact upon the property as a whole, and the conservation area in general, as the door is of a more subtle design than the windows.

It is therefore considered that this proposal meets the requirements of Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 by virtue of it preserving the existing character of the Langstone Conservation Area at this location.

8 Conclusion

The proposed door is considered to be of a similar overall appearance to the existing, and will effectively preserve the existing character of this previously altered cottage

within the Conservation Area, and therefore it is recommended that permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00435 subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is 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:

Letter from applicant stating specific door dated 20th April 2014, received by the Council 22 April 2014

Reason: - To ensure provision of a satisfactory development.