
Site Address:	2B Langstone High Street, Havant, PO9 1RY		
Proposal:	Single storey extension with pitched roof.		
Application No:	APP/14/00618	Expiry Date:	06/08/2014
Applicant:	C/O Agent	Team:	Team 1
Agent:	Mr Davies	Case Officer:	Penny Ware
	Helyer Davies Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Langstone High Street is a residential road within Langstone Conservation Area, and within Chichester Harbour Area of Outstanding Natural Beauty. It is the principal road within the village running directly from Langstone Road to the harbour and foreshore. The properties along the high street and those fronting the harbour form the nucleus of the Conservation Area. There is a strong linear form to the historic development of Langstone High Street, with properties set close to or immediately abutting the High Street.
- 1.2 2B Langstone High Street is one half of a pair of modern semi-detached properties, sited to the North side of Langstone High Street. The surrounding area is residential in character, being a mix of older properties and new estates. The property is built of brown bricks with a plain brown clay tiled roof. Set back further into the site than the adjacent (historic) cottages to the east, the property benefits from a small front garden with pedestrian access to the side of the property. A rear garden depth exists of approximately 14 metres.
- 1.3 To the east is no 3 Langstone High Street, an end of terrace cottage. Longer and narrower than the application site, its original rear elevation is in line with that of the application site, albeit the property now benefits from a modest conservatory extension to the rear. A 1.4m brick wall runs the length of the boundary between no 3 and the application site, with extensive and mature trees and shrubs existing within the application site adjacent to this boundary.
- 1.4 To the west is no 2A Langstone High Street, (the other half of the semi-detached pair of properties). Fence panels with a small trellis top (approximate height 2 metres) forms the boundary treatment between 2A Langstone High Street and 2B (the application site). Mature and extensive shrub planting exists within the application site immediately adjacent to this boundary.
- 1.5 The rear boundary comprises a high brick wall (approximately 2.5m in height) which runs along the rear boundary of the properties east and west. Historic and attractive in appearance, it is likely to be part of the original wall defining and delineating the (part) boundary of Langstone Lodge, sited to the North West of the application site. Open fields exist to the rear of the property, beyond this boundary.

2 Planning History

None Relevant to this application

3 Proposal

- 3.1 The application proposes a single storey extension with pitched roof, to provide a new kitchen to the property. Resultant re-configuration internally of the remaining existing ground floor will enable the creation of a ground floor bathroom (from part of the original kitchen area) and associated alterations internally will provide better functionality and flow to the accommodation at ground floor for the benefit of the occupants. The proposal is for a single storey rear extension to the north east corner of the property, The extension measures 4 metres in depth with an eaves height of 2.5 meters extending to a ridge height of 3.7 metres. 2 rooflight windows to the west facing roofslope of the extension are incorporated in the proposal.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Design Guide (Supplementary Planning Document) 2011

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Comments received.

Conservation Officer

This is a modern infill property of appropriate scale and form which knits well into the general streetscene/conservation area. The proposed works are confined to a modest well screened rear addition which relates well to the existing building design. Langstone has an Article 4 Direction, which brings smaller scale changes such as window replacement, loss of chimney stacks under control where they impact on principal public elevations. In the conservation area we would generally push for painted timber joinery rather than upvc. This property already has upvc fenestration. Given scale and location of the proposed addition, it would be unreasonable to oppose its use on the extension this instance. It should be straightforward to achieve a close match to the existing tiles and bricks. No objection.

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: 2

Number of site notices: 1

Statutory advertisement: 27/06/2014

Number of representations received: Nil

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
- (iii) Effect on Neighbouring Properties
- (iv) Effect on character and appearance of conservation area

(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 control criteria.

(ii) Appropriateness of design

7.3 The extension proposed would not be visible from the public realm, and consequently will have no impact on the streetscene. It has been designed to be subservient to the main part of the dwelling, and is modest in size and scale and in proportion to that of the main dwelling. Detailing evident to the main dwelling, in the form of brick headers to the windows has been incorporated within the proposed extension, keeping continuity with, and reflecting the design and appearance of the existing dwelling. Windows and doors proposed to the extension are both in scale, and in keeping by design with those existing to the main dwelling. Materials proposed are to match those existing as closely as possible.

(iii) Effect on Neighbouring Properties

7.4 To the east lies no 3 Langstone High Street, an end of terrace property benefitting from an existing single storey conservatory extension to the rear. The proposed extension will extend beyond the rear elevation of the conservatory by approximately 1.3 metres. However, no windows are proposed to the east facing elevation of the extension proposed, and the existing 1.4 metre brick wall to the boundary provides effective screening for the bulk of the development proposed. The design of the extension is sympathetic to and in context with that of the main dwelling. As a result it is not considered to have any adverse impact on the amenity of occupiers of the adjacent dwelling.

7.5 To the west is no 2A Langstone High Street - the other half of the pair of semi-detached properties. The extension proposed is set to the north east corner of the application site, leaving a distance between the west elevation of the extension and the boundary with no 2A of approximately 3 metres. Whilst a single window and door (providing access to the garden) is proposed in this elevation, the distance between the extension and the shared boundary is considered to be acceptable. The

rooflight windows proposed to the west facing roof slope of the extension are set high within the roofslope and as such are not considered to have any detrimental impact on the amenity of the occupiers of the adjoining property.

(iv) Effect on character and appearance of conservation area

- 7.6 The proposed extension is located to the rear of 2B Langstone High Street and will not be visible from within the public realm. The extension will therefore have no impact on the character of the conservation area.

8 Conclusion

- 8.1 The scale, design and materials proposed satisfy the requirements of Policies CS11 and CS16 and the guidance set out in the Borough Design Guide, and is not considered to harm the character or appearance of the surrounding residential area, or adversely impact on the amenity of the occupiers of the adjacent residential properties. As such it is considered to be an acceptable and appropriate form of development. Planning Permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00618 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 policy 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:

Drawing Number 14071/1 Revision * (June 2014) - Existing location plan, block plan, layout/floor plan and elevations
Drawing Number 14071/2 Revision * (June 2014) - Proposed location plan, block plan, layout/floor plan and elevations

Reason: - To ensure provision of a satisfactory development.

