

APP/14/00086

7a LANGSTONE HIGH STREET LANGSTONE PO9 1RY

New front door.

PLANNING POLICY FRAMEWORK*

NPPF paragraphs 11, 14, 17, 56-58, 60-61, 64-66, 70, 109, 115, 120, 123, 128-129, 131-134, 187, 196-197; **HBLP** – CS11, CS12, CS15, CS16, DM9: **PHBAP** - AL1; **CHMP** - L1, HE1, BD1, CD2 & **Appendix 3**; – B1a-B3: **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This site is within the Chichester Harbor AONB/Langstone Conservation Area (where an Article 4 (2) Direction is in place removing certain permitted development rights. The site is also within the DM9 Coastal zone and Flood Zone 3 identified on the Environment Agency website. Many properties have installed removable slatted shuttering to the bottom of door openings to prevent water ingress in times of flood.

The property is next to a Grade II Listed terrace at 8-14 Langstone High Street. EH List description for those adjoining properties reads:-

“Irregular terrace. C18. Some interior timber-framing, but the exterior is of the C18, having brick walls, with a roof partly tiled but mostly thatched. 2 storeys (attic to No. 8), 1.3.2.2.1.1.2. windows. Tile roof to 8 and 9, thatch to 10 to 14, with catslide to the rear with dormers, and 1 late C20 dormer to the front of No. 8. No. 8 has red brick walling in Flemish bond with blue headers, 1st floor band, altered openings, plinth, and English bond to the (west) gable; other walling is painted brickwork in Flemish bond, rendered at the ground floor. Sashes to 8, 9, and part of 10, otherwise casements. Old doorways, mostly plain with a sloping hood in small brackets; 8 has a flat canopy on carved brackets, 9 has a wood doorcase with pediment, frieze, thin pilasters, architrave and 6-panelled door: side entrance to No. 14 (in a modernised east gable). Lead fire insurance signs to Nos. 13, and 14”.

I visited on 13.2.2014 and viewed site from the street.

In view of the submitted design and access statement setting out the property's vulnerability to tidal flooding and the intended 'woodgrain finish' matching the colour of the existing timber door, the Conservancy understands the need to safeguard the amenity and well being of the occupants of this house.

If the local planning authority is satisfied with the quality of the intended finish to the new GRP composite door, the Conservancy has no objection to these proposals.



DATE CONSIDERED

21/3/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

No objection is raised subject to the local planning authority being satisfied with the quality finish of the new door (sample to be agreed before installation).

Steve Lawrence

Planning Officer

*Abbreviations used –

- **NPPF** – National Planning Policy Framework (2012)
- **HBCS** - Adopted Havant Borough Core Strategy (2011)
- **PHBAP** - Publication version Draft Allocations Plan (2013)
- **CHMP** – Chichester Harbour Management Plan 2014-2019 & **Appendix 3** (as amended) – Planning Guidelines
- **SPG/D**:- Supplementary Planning Guidance/Documents
 - **Langstone Conservation Area Character Appraisal and Management Plan** (2011)
 - Borough Design Guide (2011)
 - AONB design guidelines for new residential development (2010)