TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING SUPPORTING STATEMENT

3-4 The Mews, Langstone High Street, Havant

On behalf of:
Ms S Snowdon

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Director

February 2012

INEAME SUTTON
CHARTERED TOWN PLANNERS

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1.0 Introduction and Background

(i) Instructions:

1.1 Neame Sutton Limited, Chartered Town Planners, is instructed by Ms S Snowdon "The Applicant" to provide professional advice in respect of the proposed single storey extension to the existing dwelling 3-4 The Mews following Havant Borough Council's recent.

1.2 In this respect, Neame Sutton has prepared this Statement in support of the Applicant's revised planning application, in order to specifically address the Council's reason for refusal and those issues raised by third parties, and demonstrates how the revised scheme has overcome the previous concerns.

(ii) Site Description and Development Proposal:

1.3 The Application site comprises 3-4 The Mews, a single residential property, a detached triple garage, referred to locally as the Coach House, and an unauthorised single storey boatshed/workshop that links the main dwelling to the garage.

1.4 The Applicant, now retired, is a keen boat restorer and works on a voluntary basis at the historic boat section of the Naval dockyard in Portsmouth. Recently she was entrusted with a 1932 boat on loan from Victory in order to undertake its restoration. The provision of a purpose built boatshed will enable the Applicant to continue with her hobby all year round and provide security for the boats that she restores.

1.5 In addition, the Applicants partner is a self employed potter and textile artist, and as such requires a workshop space to accommodate a kiln and storage for equipment.

1.6 The application proposals comprise the demolition of the existing unauthorised structure and its replacement with a purpose built single storey boatshed/workshop to be constructed using high quality local materials reflective of the character and appearance of the area.

1.7 The proposed extension will remain ancillary to the main dwelling with both activities being incidental to the enjoyment of the dwelling.

1.8 The application site is located within the Langstone Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

1.9 3-4 The Mews was constructed during the 1970's, whilst the Coach House is an older structure, its age is a source of much debate locally. Neither buildings are listed, nor are they identified as a positive building within the Langstone Conservation Area Appraisal.

(iii) Planning History:

1.10 The site has been subject to a number of domestic householder planning applications. Those considered of most relevance comprise:

Ref: APP/11/01160
Approved 01.11.2011
Conservation Area Consent for the demolition of the existing boat shed/workshop

Ref: APP/11/01006
Refused 01.11.2011
Construction of a new single storey extension to rear to provide boat shed/workshop

2.0 The Principle of Extensions to Existing Dwellings in Conservation Areas

2.1 The application site is located within the defined built up area of Langstone where development will normally be permitted subject to the provisions of the Development Plan and any other material considerations.

2.2 In this respect the following Core Strategy Policies are considered to be of relevance in the determination of this revised planning application:

Policy CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
Policy CS12	Chichester Harbour Area of Outstanding Natural Beauty
Policy CS16	High Quality Design

2.3 The above policies seek to ensure that new development proposals make efficient use of land whilst at the same time respond positively to the surrounding context.

2.4 It is demonstrated through the submission of the Applicant's Design, Access and Heritage Statement and this Planning Supporting Statement that a modest single storey link extension, designed to be sympathetic and subservient to both existing buildings, preserves the character and appearance of the surrounding area and would not appear over dominant in relation to the scale and character of the existing buildings, and therefore fully complies with the above policies.

3.0 The Case for the Applicant

3.1 The Borough Council refused planning permission against Officer advice, and against the advice of the Council's Conservation Officer, for the following reason:

"The proposed development would by reason of its siting, height and design result in the loss of an important gap between buildings and detract from the character and appearance of the existing historic Coach House. The proposal would therefore be harmful to the character and appearance of the Langstone Conservation Area and is therefore contrary to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 and 5".

3.2 The refusal reason focuses on two principal issues, namely:

- *The loss of an important gap*

3.3 It is relevant to note, the Council's Conservation Officer did not object to the proposed development and in relation to this issue stated that;

"There is much debate on the impact of the structure as viewed from the High Street and the significance of the gap. I do not share the view that to maintain the character of the Conservation Area the Coach house and new addition have to remain separate. I am satisfied the impact of the new structure, as viewed from the High Street and the field to the rear, satisfactorily preserves the character and appearance of the Conservation Area. It therefore meets both current and national policy."

3.4 The Applicant agrees with the Council's Conservation Officer and considers that the narrow gap does not represent an important feature within the character of the Conservation Area or AONB, nor did it provide any important views into or out of the Conservation Area by virtue of the 2m brick wall, which in itself was of no architectural merit.

3.5 In this respect, it is relevant to have regard to the Conservation Area Review, undertaken in August 2011, which when examining important walls and boundary features did not identify this wall as being of any particular significance.

3.6 In addition, there is historical evidence (set out within the Applicants Design and Access Statement) to suggest that a structure previously existed attached to the Coach House in this location, and therefore the narrow gap is as a consequence of the demolition of the original house and its associated outbuildings that previously existed on site.

3.7 During the determination of the previous application, whilst the Conservation Officer had no concerns with regard to the loss of the gap, he did wish for the boundary wall to be retained. The Applicant has no objection to safeguarding the boundary wall and submitted plans which demonstrated that the

design of the proposed extension is such that it would not result in any additional imposed loads on the wall, which would remain unaltered. The current proposal is designed in the same way and continues therefore, to offer this safeguard.

3.8 The Conservation Officer advised that as the design is based on minimal intervention it would be unreasonable to withhold permission on this basis, particularly when those concerns expressed by third parties are capable of being addressed by the imposition of Conditions.

- *The impact on the historic Coach House*

3.9 It is first necessary to acknowledge that the Coach House is not listed, nor is it considered to be a positive building identified within the Conservation Area Review, adopted in August 2011.

3.10 That said, the Applicant acknowledges that Policy CS11 of the Havant Borough Core Strategy requires development proposals to protect and enhance designated areas such as Conservation Areas, and in this respect the Applicants Architect has undertaken a character appraisal of the site and surrounding area, set out within the Design, Access and Heritage Assessment.

3.11 The single storey extension will be constructed of horizontal black stained timber boards and plain tile roof to give a traditional appearance, and by offering a contrast in design terms, will enable the Coach House to be read in the streetscene as a separate distinct building, albeit that only glimpsed views will be achievable as most of the extension will be screened from public vantage points (High Street), by the existing house.

3.12 The Applicant is of the view that the proposals would not have a significant or adverse impact on the setting of the Coach House or the immediate street scene and therefore protects the character and appearance of the Conservation Area in accordance with Policies CS11 and CS16.

3.13 Notwithstanding the above, the Applicant has sought to respond to third parties and Members concerns by lowering the ridge height of that part of the extension within the so called "gap". For ease, an assessment against that previously proposed and the existing unauthorised structure is set out below:

Height of Existing unauthorised structure	3.6m
Height of previously proposed structure	4.4m
Height of current proposal	3.3m within gap and rising to 3.5m adjacent to the main dwelling

3.14 In combination, the amendments now proposed as part of this revised planning application seek to offer a single storey extension that is more sympathetic to and subservient to the existing Coach house, and therefore preserve the character and appearance of the conservation area.

4.0 Conclusion

4.1 The Applicant has examined the Borough Council's reason for refusal and has demonstrated that:

- With reference to an assessment of the character and appearance of the surrounding area undertaken by the Applicant's Architect, the proposals would not have a significant or adverse impact on the setting of the Langstone Conservation Area or the immediate street scene;
- The Coach House is not listed, nor is it identified as a positive building within the Conservation Appraisal Review (August 2011), and therefore matters in relation to the historic significance of the Coach House are unsubstantiated;
- Historic evidence suggests that the gap is a more recent feature due to the demolition of the original house and associated outbuildings and that a structure previously existed attached to the side of the Coach House;
- Through its use of traditional materials the proposed development would be sympathetic to the surrounding character and appearance of the immediate area; and
- The provision of a boatshed/workshop, incidental to the enjoyment of the dwelling, ensures that important skills are not lost. In particular, Policy CS3 of the Core Strategy acknowledges the importance of skills to the marine industry which is part of the areas heritage.

(i) Conclusion

4.2 The Applicant considers that Council Members have acted unreasonably in refusing planning permission for the proposed development, against Officers' and Government advice.

4.3 For the reasons set out in this Statement (and that of the Design, Access and Heritage Statement), the Applicant respectfully requests that the Council grants full detailed planning permission subject to the provisions of any appropriately worded Planning Conditions.