

Job Ref No.745

HAVANT BOROUGH COUNCIL

12 MAR 2025

**PROPOSED 2-STOREY FRONT EXTENSION & PART 2-STOREY EXTENSION  
AT 48 LANGSTONE ROAD, HAVANT, HAMPSHIRE.**

**DESIGN & ACCESS STATEMENT**

**Introduction**

The Application Site is located on the western side of Langstone Road, close to the southern end of a ribbon of mainly 2-storey dwelling houses and diagonally opposite to the Ship Inn on the eastern side. It lies between the road and the eastern shoreline of Langstone Harbour, separated from the water's edge by a public footpath-cum-cycle way, formerly the 'Puffing Billy' railway line, now known as 'The Billy Line'. This ran from the mainline railway station, centrally located in the town of Havant, to the station at the southern end of Hayling Island at the top end of Staunton Avenue and defines the route of the cycle path.

The existing dwelling house which is the subject of the accompanying planning application is of the type known as a '*semi-bungalow*' or '*dormer bungalow*' having bedrooms within the roof space. It has a dormer window on both sides, being the east and west-facing elevations, on the east side accommodating a compact shower room, and on the west side accommodating two bedrooms with views onto the north-eastern reaches of Langstone Harbour. The house was erected in 1980.

The Applicant wishes to carry out alterations to the internal layout in order to bring it up to current standards both in terms of domestic facilities and compliance with current building regulations (to the extent which is physically achievable). The provision of a larger family bathroom (at first floor level) and ensuite facilities (mainly at ground floor level) plus a study and utility room are his main requirements. Crucial to achieving these objectives is the enlargement of the house and reconfiguration of the entrance hall, where currently the staircase occupies a non-central position to the detriment of the first floor layout.

The house is within one mile of a mainline railway station providing access northwards to London and east and westwards to south coast destinations. The M27 is within ½ mile of the site running between Southampton in the west and Chichester in the east and provides access beyond both ends to the whole of the south coast of the country.

**Design**

The main purpose of the proposed extension is to accommodate a re-positioned staircase and a bathroom with improved headroom. The new staircase will enable access to be provided to a bedroom (No.3) directly off the first floor landing. The new bathroom will have a sloping ceiling being the underside of the new pitched roof (running transverse to the existing main roof). This feature will extend above the area of the hall and landing. The bathroom will have a minimum height of 1.5m at its extremities as required under the Building Regulations with most of the floor area being more than 2m below the sloping roof. The existing and proposed first floor plans show how the 'contour' lines relate to finished floor level. The end result will be a significant 'opening up' of a very large part of the first floor.



The 'vee'-shaped plan form has been adopted for economy of space and cost. The new bathroom wall at first floor level is to be clad in synthetic horizontal boarding to reflect the treatment given to the sides of the large dormer on the west side of the existing roof. The roof to the proposed extension will match the existing one in terms of material, and will oversail its vee-shaped floor plan to provide cover to the new front entrance. It will be supported by two large projecting steel purlins resting on angled gallows brackets, all to be encased in sawn timber to conceal the steelwork sections.

### **Biodiversity Assessment**

The proposals will have no adverse impact upon biodiversity and the site is not identifiable as one requiring a biological survey. The proposed extension will utilise only a very small additional part of the area within the curtilage of the dwelling. The site falls within the Chichester National Landscape, one of 38 National Landscapes re-designated as such in November 2023 being a pre-existing AONB. It will also have no impact upon the wildlife that may currently be seen within the immediate vicinity or upon any of the existing neighbouring dwelling houses.

There are no recent reports of any occupation by protected species or of sightings in the vicinity of the application site. Where there have been sightings away from the site, it is thought to relate to older properties in the area. The more modern forms of eaves construction and roof coverings (such as interlocking concrete tiles as seen on post-60s houses make it more difficult for bats to find convenient entry points into eaves voids and loft spaces).

### **Flood Risk**

The area is identified as being subject to flood risk, the most recent flood event having occurred in the early part of 2024. This affected a large number of dwellings in the immediate vicinity.

The risk is identified as mainly seawater flooding, resulting from coastal storm surges, which occur when certain events coincide with one another. Specifically, and typically, these are at the times of the year when Spring tides are at their highest, compounded by the development of high magnitude wind strengths - generally westerlies incoming from the North Atlantic. The result is 'storm surge', overwhelming the lower land levels at the edge of Langstone Harbour causing severe localised inland flooding. The application site is subject to such flooding and was one of many properties in the vicinity which were affected in the 2024 event.

The Applicant understands that £18,000,000 has been allocated by the relevant authorities to bolster flood defences in the short/medium term. Clearly, there are no measures that can be taken by the Applicant to mitigate a problem of this nature since it is obviously beyond his control.



The proposal represents a net increase in floor area of just 2m<sup>2</sup> and finished floor level within the extension and adjoining hall will be formed at 150mm above that of the existing floor level across the remaining areas of the house. This may help to prevent flood water ingress, albeit to a very small extent.

The proposed extension will therefore not adversely affect the situation, and the applicant is currently researching other possible ways in which part of the problem might be mitigated within the boundaries of his property, however the overriding problem is one which can only be remedied by other organisations.

### **Soils Management Plan**

The total volume of soil/sub-soil to be displaced as a result of excavations for concrete strip footings and bases for steel posts is minimal. Surplus soil after backfilling is to be spread evenly across a small area of the existing back garden in such a way as not to result in any apparent raising of ground level. Drawing no.745.03 shows how insignificant is the area of excavation referred to. This is an area amounting to no more than 4m<sup>2</sup>

### **Lighting Assessment**

It is suggested that the application site falls within Zone E1(B), ie a transition zone, close to the openness of Langstone Harbour, yet distinctly part of the built-up outskirts of the country town of Havant. This openness in relation to the site is defined by a considerable fetch extending south-westwards towards the centre of the east coast of the island of Portsmouth.

The proposed extensions are for an additional internal domestic floor area totalling 8m<sup>2</sup>. The required daylighting area for compliance with the Building Regulations is 10%, ie 0.8m<sup>2</sup>. The actual total daylighting area resulting from the proposed extensions well exceeds this.

It is to be noted that natural lighting will be improved to Bedroom 4 by the addition of a Velux rooflight on the west elevation having an area of 1.1m<sup>2</sup>.

The first floor section of the proposed extension above the hall is to be naturally lit by an upward extension of two of the glass panels that are part of the ground floor entrance feature.

The measures to be taken in order to comply with the Authority's Dark Night Sky policy are:

- 1) **Glass fitted to new windows and rooflight to be low transmittance or tinted.**
- 2) **Windows and rooflights to be fitted with blackout curtains and blackout blinds respectively.**
- 3) **Internal lights to be switched off when not needed.**
- 4) **Lights below sloping ceilings and walls adjacent to rooflights to be angled inwards.**
- 5) **Artificial lights to be low intensity/output.**

**Roger Hill**  
November 2024



12 MAR 2025

RECEIVED

Job Ref No.745

**PROPOSED 2-STOREY FRONT EXTENSION & PART 2-STOREY EXTENSION  
AT 48 LANGSTONE ROAD, HAVANT, HAMPSHIRE.**

**DESIGN & ACCESS STATEMENT**

**Introduction**

The Application Site is located on the western side of Langstone Road, close to the southern end of a ribbon of mainly 2-storey dwelling houses and diagonally opposite to the Ship Inn on the eastern side. It lies between the road and the eastern shoreline of Langstone Harbour, separated from the water's edge by a public footpath-cum-cycle way, formerly the 'Puffing Billy' railway line, now known as 'The Billy Line'. This ran from the mainline railway station, centrally located in the town of Havant, to the station at the southern end of Hayling Island at the top end of Staunton Avenue and defines the route of the cycle path.

The existing dwelling house which is the subject of the accompanying planning application is of the type known as a '*semi-bungalow*' or '*dormer bungalow*' having bedrooms within the roof space. It has a dormer window on both sides, being the east and west-facing elevations, on the east side accommodating a compact shower room, and on the west side accommodating two bedrooms with views onto the north-eastern reaches of Langstone Harbour. The house was erected in 1980.

The Applicant wishes to carry out alterations to the internal layout in order to bring it up to current standards both in terms of domestic facilities and compliance with current building regulations (to the extent which is physically achievable). The provision of a larger family bathroom (at first floor level) and ensuite facilities (mainly at ground floor level) plus a study and utility room are his main requirements. Crucial to achieving these objectives is the enlargement of the house and reconfiguration of the entrance hall, where currently the staircase occupies a non-central position to the detriment of the first floor layout.

The house is within one mile of a mainline railway station providing access northwards to London and east and westwards to south coast destinations. The M27 is within ½ mile of the site running between Southampton in the west and Chichester in the east and provides access beyond both ends to the whole of the south coast of the country.

**Design**

The main purpose of the proposed extension is to accommodate a re-positioned staircase and a bathroom with improved headroom. The new staircase will enable access to be provided to a bedroom (No.3) directly off the first floor landing. The new bathroom will have a sloping ceiling being the underside of the new pitched roof (running transverse to the existing main roof). This feature will extend above the area of the hall and landing. The bathroom will have a minimum height of 1.5m at its extremities as required under the Building Regulations with most of the floor area being more than 2m below the sloping roof. The existing and proposed first floor plans show how the 'contour' lines relate to finished floor level. The end result will be a significant 'opening up' of a very large part of the first floor.

The 'vee'-shaped plan form has been adopted for economy of space and cost. The new bathroom wall at first floor level is to be clad in synthetic horizontal boarding to reflect the treatment given to the sides of the large dormer on the west side of the existing roof. The roof to the proposed extension will match the existing one in terms of material, and will oversail its vee-shaped floor plan to provide cover to the new front entrance. It will be supported by two large projecting steel purlins resting on angled gallows brackets, all to be encased in sawn timber to conceal the steelwork sections.

### **Biodiversity Assessment**

The proposals will have no adverse impact upon biodiversity and the site is not identifiable as one requiring a biological survey. The proposed extension will utilise only a very small additional part of the area within the curtilage of the dwelling. The site falls within the Chichester National Landscape, one of 38 National Landscapes re-designated as such in November 2023 being a pre-existing AONB. It will also have no impact upon the wildlife that may currently be seen within the immediate vicinity or upon any of the existing neighbouring dwelling houses.

There are no recent reports of any occupation by protected species or of sightings in the vicinity of the application site. Where there have been sightings away from the site, it is thought to relate to older properties in the area. The more modern forms of eaves construction and roof coverings (such as interlocking concrete tiles as seen on post-60s houses make it more difficult for bats to find convenient entry points into eaves voids and loft spaces).

### **Flood Risk**

The area is identified as being subject to flood risk, the most recent flood event having occurred in the early part of 2024. This affected a large number of dwellings in the immediate vicinity.

The risk is identified as mainly seawater flooding, resulting from coastal storm surges, which occur when certain events coincide with one another. Specifically, and typically, these are at the times of the year when Spring tides are at their highest, compounded by the development of high magnitude wind strengths - generally westerlies incoming from the North Atlantic. The result is 'storm surge', overwhelming the lower land levels at the edge of Langstone Harbour causing severe localised inland flooding. The application site is subject to such flooding and was one of many properties in the vicinity which were affected in the 2024 event.

The Applicant understands that £18,000,000 has been allocated by the relevant authorities to bolster flood defences in the short/medium term. Clearly, there are no measures that can be taken by the Applicant to mitigate a problem of this nature since it is obviously beyond his control.



The proposal represents a net increase in floor area of just 2m<sup>2</sup> and finished floor level within the extension and adjoining hall will be formed at 150mm above that of the existing floor level across the remaining areas of the house. This may help to prevent flood water ingress, albeit to a very small extent.

The proposed extension will therefore not adversely affect the situation, and the applicant is currently researching other possible ways in which part of the problem might be mitigated within the boundaries of his property, however the overriding problem is one which can only be remedied by other organisations.

### **Soils Management Plan**

The total volume of soil/sub-soil to be displaced as a result of excavations for concrete strip footings and bases for steel posts is minimal. Surplus soil after backfilling is to be spread evenly across a small area of the existing back garden in such a way as not to result in any apparent raising of ground level. Drawing no.745.03 shows how insignificant is the area of excavation referred to. This is an area amounting to no more than 4m<sup>2</sup>

### **Lighting Assessment**

It is suggested that the application site falls within Zone E1(B), ie a transition zone, close to the openness of Langstone Harbour, yet distinctly part of the built-up outskirts of the country town of Havant. This openness in relation to the site is defined by a considerable fetch extending south-westwards towards the centre of the east coast of the island of Portsmouth.

The proposed extensions are for an additional internal domestic floor area totalling 8m<sup>2</sup>. The required daylighting area for compliance with the Building Regulations is 10%, ie 0.8m<sup>2</sup>. The actual total daylighting area resulting from the proposed extensions well exceeds this.

It is to be noted that natural lighting will be improved to Bedroom 4 by the addition of a Velux rooflight on the west elevation having an area of 1.1m<sup>2</sup>.

The first floor section of the proposed extension above the hall is to be naturally lit by an upward extension of two of the glass panels that are part of the ground floor entrance feature.

The measures to be taken in order to comply with the Authority's Dark Night Sky policy are:

- 1) **Glass fitted to new windows and rooflight to be low transmittance or tinted.**
- 2) **Windows and rooflights to be fitted with blackout curtains and blackout blinds respectively.**
- 3) **Internal lights to be switched off when not needed.**
- 4) **Lights below sloping ceilings and walls adjacent to rooflights to be angled inwards.**
- 5) **Artificial lights to be low intensity/output.**

**Roger Hill**  
November 2024



## Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

**This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.**

HAVANT BOROUGH COUNCIL

12 MAR 2025

RECEIVED

We recommend that:

### Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

### Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

| Applicant to choose one or other of the flood mitigation measures below                                                                                                                                                                                | Applicant to provide the LPA with the supporting information detailed below as part of their FRA                                                                                           | Applicant to indicate their choice in the box below. Enter 'yes' or 'no' |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Either ;<br><br>Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.                                                        | Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)                      | YES                                                                      |
| Or;<br><br>Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones | This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum <sup>1</sup> |                                                                          |

## Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

<sup>1</sup> Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..



## **Cumulative impact of minor extensions and the removal of Permitted Development rights.**

There is potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

## **Permeable paving and changes to permitted development rights for householders**

On the 1<sup>st</sup> October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GPDO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

**End of comment**

