

Ref: APP/17/00928 16 Langstone High Street

Dear Daphney.

16 Langstone High Street is in a prominent position on the historic waterfront and is part of a group of listed cottages which is detached from the neighbouring buildings. The elevation with the striking, patterned hung tiles, unique in Langstone, is clearly visible from the public domain.

A feature of Langstone High Street is that groups of houses from different periods are separated by gaps, with views to the field and trees behind and gaps with views are an important feature of design, especially where there are no front gardens, as is the case with this section of the High Street.

The photo submitted with the plans was taken in winter and does not show the view between 15 and 16 with the trees in leaf and I attach a photo of how it looks today. As much as possible of this view should remain and removing the balustrade from the plans, as the Conservation Officer suggests, would help in this respect. Also, a balustrade of iron railings or wood would still jar with the proposed extension and would cause loss of amenity to the occupiers of No.14.

In the previous, approved application the Conservation officer stated that it was a modest extension. He says the same to this application. However, when you add the current proposals to the approved one it is not modest, at all. There should be a limit on how much is added to this former simple cottage, and this limit appears to have been reached in approving the previous application for a reduced extension.

The flint boundary wall is under one storey high and the proposed, flat-roofed ground floor extension would be visible from the public realm. It would look as if 16 to 18 High Street were joined to No.14, to the detriment of No.14 as well as Nos.16 to 18. Also, there would seem to be no outside access to the back garden.

I think that this application should be refused but if it goes ahead, hopefully without the balustrade, then the patterned hung tiles, which will need to be removed from the side elevation, should be reused on the new extension in order to make a better match than at present.

Yours sincerely

Ann Griffiths

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