



17.3.19

Ms R Hallam,
Planning Services,
Civic Centre Road,
Havant.
Hants PO9 2AX

Dear Ms Ballam,

Ref. APP/19/00075, 23 Langstone High Street.

Regarding the above application, I make the following observations.

Green Cottage is recognised as one of Langstone's buildings of historic character sitting in an attractive unique waterside setting. Therefore:

- any new development or change should harmonise with any neighbouring buildings and the general panorama when viewed from land or sea.
- all materials and windows should be appropriate in both type and style to the rest of the building.
- any roofline extensions must not impinge on harbour views enjoyed by neighbouring properties.
- any disturbance of wildlife habit is minimum and temporary.
- the potential business identified, will increase the traffic flow in the narrow drive way.

As the Application stands there are certain important aspects that concern me, namely;

- the potential overdevelopment of both the site and the loss of privacy and harbour views currently enjoyed by neighbouring properties
- noise issues related to increased traffic flow in the narrow driveway leading to the busy A3023 should a business venture go ahead.

Yours sincerely,



*the replacement of inappropriate window fittings and the repositioning of the corner windows to a central position are, however, to be welcomed.