ABSTRACT PLANS
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Design & Access Statement

7 Langstone High Street

Langstone

Havant

P09 1RY

7th January 2026

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Introduction

This document details the proposal for a Loft Conversion with Rear Dormer at 7 Langstone High Street, Langstone, Havant P09 1RY. The proposal will provide an additional bedroom to the property with ensuite WC.

This scheme is sensitive to the existing property next to the proposed, its neighbouring properties and the wider area. The proposed works will provide a positive addition to the area.

Context

The proposed dwellinghouse falls within the Langstone Conservation Area.

The proposed works will be create a 3 Bedroomed Terraced House, The proposed dwelling will include the following:

- Ground Floor – Lounge
  Kitchen
  Dining Room
  Utility Room
- First Floor - Bedrooms x 2
  Family Bathroom
- Second Floor – Bedroom x 1
  WC

Existing Photos

Front Elevations of 7 Langstone High Street

Rear Elevation & Garden 7 Langstone High Street

Street Scene & Birds Eye View 7 Langstone High Street

Planning Precedents

27 Langstone High Street – Granted 04/11/2021

App Ref: APP/21/00767 – Loft Conversion

11 Langstone High Street – Granted 13/10/2021

App Ref: APP/21/00740 – Rear Elevation Roof Window

Brief

The proposal will allow a much needed additional bedroom within this family dwelling. The proposal has considered and been designed to not disrupt the established pattern of the development in Langstone High Street or be out of character in the wider area. There will be no loss of outlook for existing residents.

Key Requirements

- Additional bedroom and WC for current family dwelling.

Design Summary

The proposed development has been designed to respect the existing street scene and surrounding properties using quality materials to match and sympathetic to the neighbouring area and promotes a positive connection within the surrounding areas.

Access

Access to the existing dwelling at 7 Langstone High Street will remain unchanged as a result of the proposal.

Planning Summary

Overlooking

There is no additional overlooking of adjacent properties as a result of the proposal.

Traffic & Parking

There is no change to traffic matters or parking. All Parking is currently on street parking with ample spaces for all residents.

Trees

There are no significant trees likely to be affected by the proposed works.

Garden Amenity

There will be change to garden amenity space.

Sustainability

The proposal will be built to meet current Building Regulation Standards (Part L- equivalent to code for sustainable homes level 3) which will ensure the overall environmental performance of the building is maximised.

Flooding

The property is in Flood Zone 3, however the proposed works do not change or increase any risk of flooding as within the roof space.

Accessibility

The proposals meet all the requirements of Part M of Building Regulations.

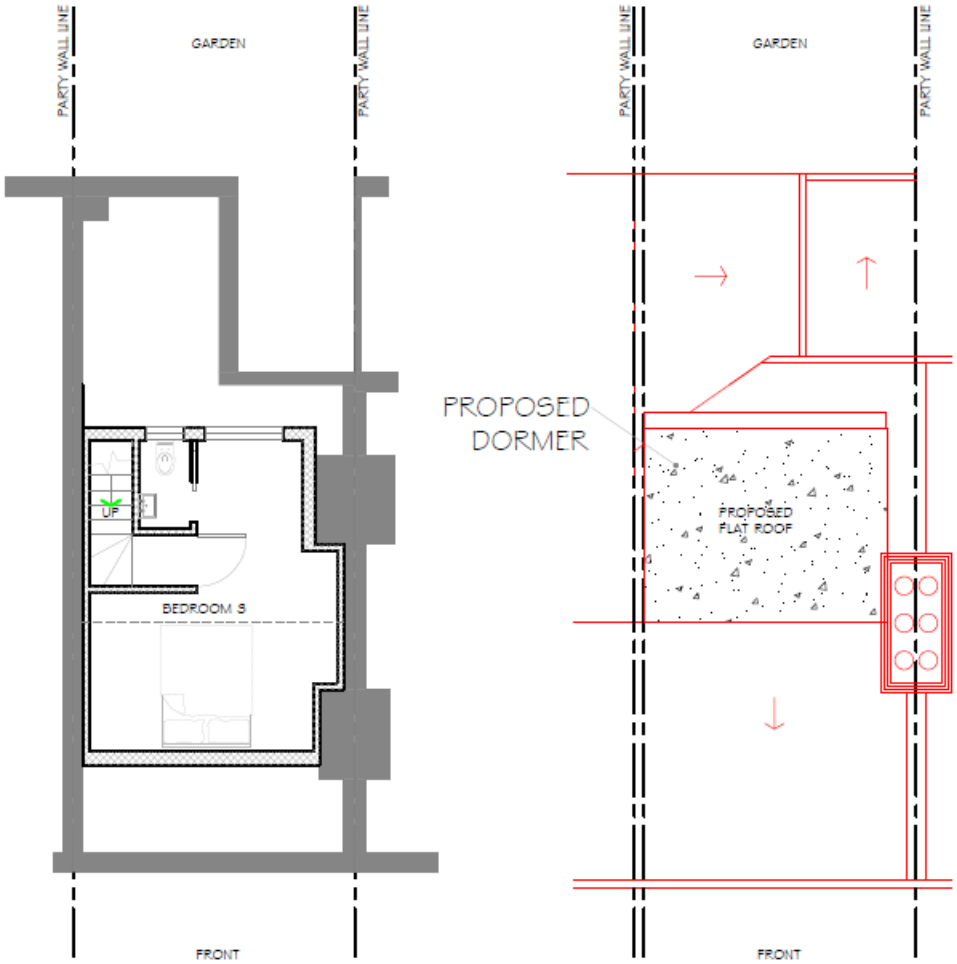
Design Development

The proposed plans have been developed in accordance with the clients brief and requirements.

Scale drawings have been designed to meet the requirements of the brief but have taken into account the existing street scene and been steered with this in mind to be sensitive to the amenity of neighbours and the existing house next door to the proposal.

The final design proposes a 3 bedroom Terraced dwelling. Ground floor internal layout encompassing a user-friendly, practical, family space and 3 bedrooms one with ensuite and a family bathroom and is a sensitive design.

PROPOSED SECOND FLOOR PLAN



Summary

The proposed additional bedroom within the Loft a described within this document and the associated drawings is compliant with the relevant Local and National Planning Policy.

It is sympathetic and respectful to the neighbouring properties and local area.

The design has been developed with care and attention to detail. It is well-considered, and we believe will provide a positive addition to the local area.