

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Satchwell (Chairman)

Councillors Mrs Shimbart (Vice-Chairman), Crellin, Howard, Keast, Lloyd and Lowe

Standing Deputies: Councillor David Guest, Councillor Husky Patel, Councillor Diana Patrick, Councillor Julie Thain-Smith and Councillor Joanne Thomas

Meeting: Development Management Committee

Date: 21 November 2019

Time: 5.00 pm

Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

David Brown
Monitoring Officer

12 November 2019

Contact Officer: Mark Gregory 023 9244 6232
Email: mark.gregory@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes

1 - 22

To approve the minutes of the Development Management Committee



held on 31 October 2019.

3 Site Viewing Working Party Minutes To Follow

To receive the minutes of the Site Viewing Working Party held on 14 November 2019.

4 Declarations of Interest

To receive and record declarations of interests from members present in respect of the various matters on the agenda for this meeting.

5 Chairman's Report

The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee.

6 Matters to be Considered for Site Viewing and Deferment

The Committee are invited to consider any matters they wish to recommend for site viewing or deferment.

7 Applications for Development and Development Control Matters 23 - 26

Part 1 - Applications Viewed by the Site Viewing Working Party

7(1) APP/19/00837 - 59 & 61 Langstone Road, Havant 27 - 56

Proposal: Replacement Cottage

Additional Information: [Click Here](#)

7(2) APP/19/00834 - 59 & 61 Langstone, Havant 57 - 68

Proposal: Listed Building Consent for replacement cottage.

Additional Documents: [Click Here](#)

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Mark Gregory (tel no: 023 9244 6232)* on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Tuesday, 19 November 2019**. Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: mark.gregory@havant.gov.uk or DemocraticServices@havant.gov.uk

By Post to :

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"



Havant

BOROUGH COUNCIL

PROTOCOL AT MEETINGS – RULES OF DEBATE

Rules of Debate

- Councillors must always address each other as “Councillor ...” and must always address the meeting through the Chairman
- Councillors may only take part in the debate if they are present at the meeting: video conferencing is not permissible
- A member of the Committee may not ask a standing deputy to take their place in the Committee for part of the meeting
- The report or matter submitted for discussion by the Committee may be debated prior to a motion being proposed and seconded. Recommendations included in a report **shall not** be regarded as a motion or amendment unless a motion or amendment to accept these recommendations has been moved and seconded by members of the Committee
- Motions and amendments must relate to items on the agenda or accepted by the meeting as urgent business
- Motions and amendments must be moved and seconded before they may be debated
- There may only be one motion on the table at any one time;
- There may only be one amendment on the table at any one time;
- Any amendment to the motion can be moved provided it is (in the opinion of the Chairman) relevant to the matter under discussion. The amendment can be a direct negative of the motion.
- The mover with the agreement of the seconder may withdraw or alter an amendment or motion at any time
- Once duly moved, an amendment shall be debated along with the original motion.
- If an amendment is carried, the motion as amended shall take the place of the original motion and shall become the substantive motion on which any further amendment may be moved.
- If an amendment is rejected different amendments may be proposed on the original motion or substantive motion.
- If an amendment is lost, other amendments may be moved to the original motion or substantive motion
- If an amendment is lost and there are no further amendments, a vote will be taken on the original motion or the substantive motion
- If no amendments are moved to the original motion or substantive motion, a vote will be taken on the motion or substantive motion
- If a motion or substantive motion is lost, other motions may be moved

Voting

- Voting may be by a show of hands or by a ballot at the discretion of the Chairman;
- Councillors may not vote unless they are present for the full duration of the

item;

- An amendment must be voted on before the motion
- Where there is an equality of votes, the Chairman may exercise a second (casting) vote;
- Two Councillors may request, before a vote is taken, that the names of those voting be recorded in the minutes
- A Councillor may request that his/her vote be recorded in the minutes

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

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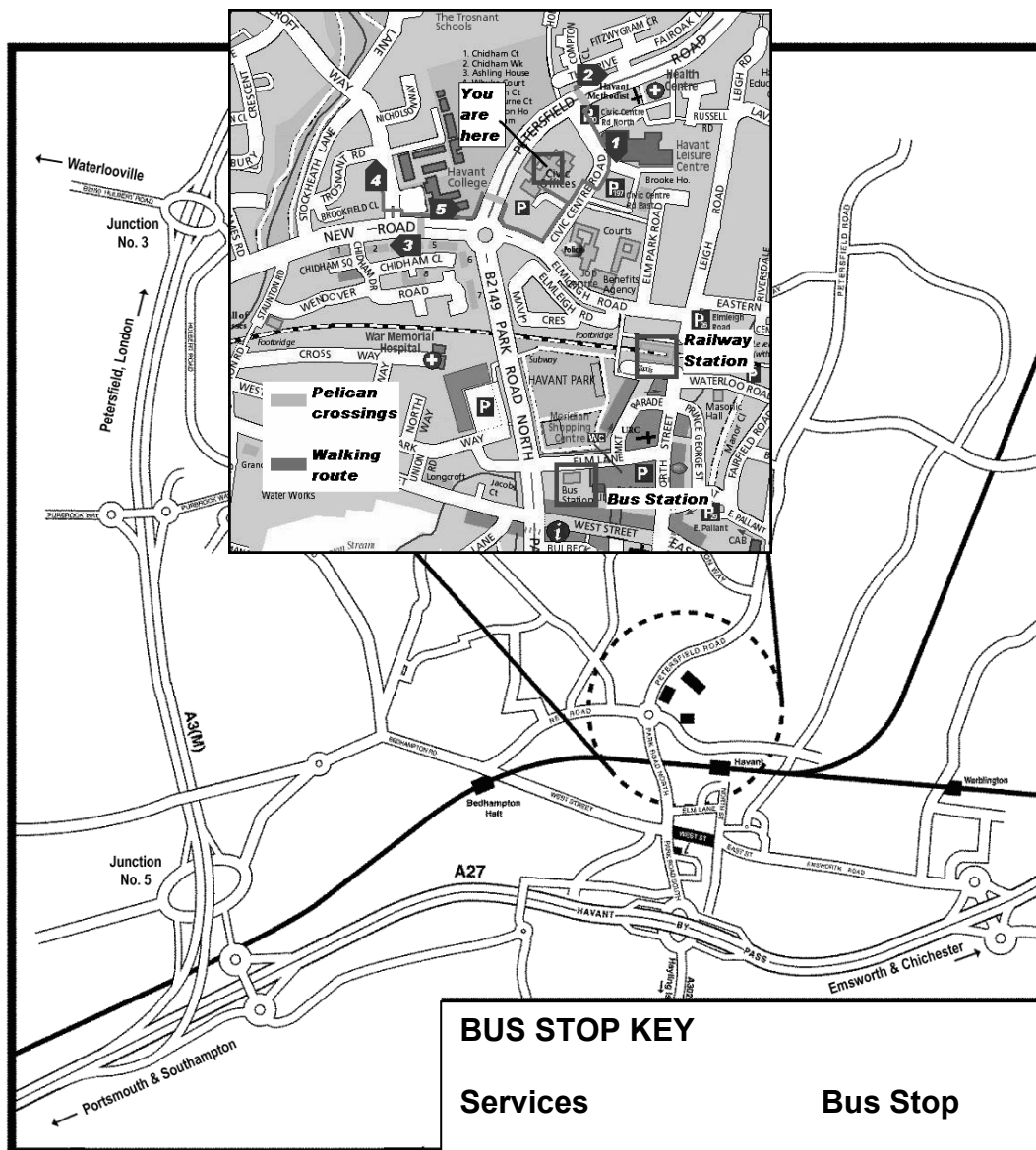
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Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

BUS STOP KEY

Services	Bus Stop
20, 21, 39, 63	1
20, 21, 36**, 39	2
23, 36**	3
23, 27**, 37	4
23, 27**, 36**, 37	5

** - also stops "hail and ride" opposite
Stop 1 in Civic Centre Road

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HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 31 October 2019

Present

Councillor Satchwell (Chairman)

Councillors Crellin, Howard, Keast, Lloyd, Lowe and Patel (Standing Deputy)

31 Apologies for Absence

Apologies for absence were received from Councillor Mrs Shimbart.

32 Minutes

The Minutes of the meeting of the Development Management Committee held on 10 October 2019 were agreed as a correct record and signed by the Chairman.

33 Declarations of Interest

There were no declarations of interests.

34 Chairman's Report

The Chairman thanked those members who attended the Development Consultative Forum held on 22 October 2019.

The Committee was advised of the following future events:

- (a) a Members briefing on the Affordable Housing Strategy and homelessness to be held on Monday 4 November 2019; and
- (b) an informal meeting of members of the Committee to be held on Wednesday 6 November 2019. The members were requested to submit matters they wished to be included in a training programme to the Chairman by Monday 4 November 2019.

35 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

36 APP/19/00007 - Camp Field (land to the West of Havant Crematorium), Bartons Road, Havant

(The site was viewed by the Site Viewing Working Party on 5 September 2019)

Proposal: Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard

The Committee considered the written report and recommendation from the Head of Planning to grant outline planning consent.

The Committee received supplementary information, circulated prior to the meeting which:

- (1) summarised an additional objection received since the report was published;
- (2) included the recommended conditions to be attached to the outline consent together with an amendment to recommended condition 20, if granted;
- (3) detailed the additional information requested by the Site Viewing Working party held on 5 September 2019; and
- (4) summarised responses from East Hampshire District Council and Hampshire Highways received since the report was published;

During the meeting the Committee noted the following amendment to the report:

Paragraph 7.136 – 3rd sentence – the words “S106 Agreement” to be replaced with the words “construction access conditions”.

In addition, a request from Portsmouth NHS Trust for a financial contribution was raised with members. The members’ attention was drawn to paragraph 7.156 of the report, which addressed the matter and the conclusion that it was not considered by officers that a contribution could be substantiated for the reasons set out. It was also confirmed that members were welcome to debate this matter, if they wished.

The Committee was addressed by Mr Blackwell, the applicant’s agent, who supported the officer’s report and recommendations for the following reasons:

- (a) the proposal would contribute towards Council’s five-year housing supply in accordance with the National Planning Policy Framework;
- (b) the proposal would not prejudice the potential future development of the land to the North, in East Hampshire District in accordance with one of criteria set out in the emerging policy of the HBLP 2036. Furthermore, the indicative details showed that land within the East Hampshire District administrative area would be managed to safeguard the potential for further new homes should East Hampshire District Council choose to allocate such in their emerging review Local Plan;

- (c) the proposed public open space provision, including the community orchard exceeded the open space requirements;
- (d) the proposed flood mitigation measures and drainage strategy could accommodate the proposed development and any development on the land to the north of the application site within East Hampshire;
- (e) the access to the site and crematorium was owned by the applicant and would be continued to be owned by them; the applicant had granted the crematorium a right to use this access.
- (f) appropriate mitigation and enhancements were proposed to ensure that there were no residual effects on bats

In response to questions from members of the Committee, Mr Blackwell advised that:

- (i) the proposed layout would be designed to enable the land to the north of the site to be developed, if East Hampshire District Council decided to allocate this land for housing purposes in any future local plan;
- (ii) the proposal had been submitted after discussions with both this Council and East Hampshire District Council
- (iii) the provision of the community orchard would be dependent upon East Hampshire District Council (EHDC) granting consent for a partner planning application submitted to them and EHDC entering into a S106 agreement to secure the arrangements for this proposed orchard;
- (iv) the management arrangements for the proposed community orchard would be included in the S106 Agreement referred to in (iii) above;
- (v) a pedestrian/cycle route was proposed to connect into the existing provision at the Linden Homes development to the west. Pedestrians wishing to travel from the Linden Homes development eastwards would use the proposed pedestrian/cycle route to the emergency access, enter the proposed residential development and re-join Bartons Road at the main access;
- (vi) a box junction would be introduced at the junction of the access to the proposed development to ensure that traffic did not block this entrance; and
- (vii) the highways authority opposed a new access onto Bartons Road.

In response to questions from the Committee, officers:

- (AA) indicated where the affordable housing properties were located on the indicative plan. A decision on the location of the affordable housing was a matter for the reserved matters application;

- (BB) indicated that bats were likely to forage the site but that the woodland and woodland strip to the west of the site were particularly important routes;
- (CC) advised that the application site showed signs of being farmed recently;
- (DD) reported that a nutrient budget had been provided in line with Natural England's advice dated June 2019;
- (EE) advised that the site was nutrient neutral/positive. Therefore, a mitigation package was not required for this development;
- (FF) advised that the indicative plan indicated where roads for any proposed development on land to the north of the application site could link with this development;
- (HH) reported that EHDC had not allocated the land to the north of the application site for housing purposes. The Committee was therefore required to only consider the application submitted which provided housing within Havant Borough and supporting green infrastructure with EHDC area;
- (II) advised that the S106 agreement could include a provision requiring the orchard to be planted before the commencement of the remainder of the development;
- (JJ) confirmed that the timing for the planting of the landscape buffer would be controlled under recommended condition 7;
- (KK) advised that provisions to ensure that the ecological mitigation measures proposed would be kept in perpetuity would be considered when finalising the Section 106 agreement;
- (LL) advised that a person, who wished to amend a S106 agreement within 5 years from the date of the agreement would need the consent all the parties involved. After this period a person bound by a Section 106 agreement would need the consent of the Local Planning Authority, which could be sought through the application process;
- (LL) showed the location of the crossing point in Bartons Road;
- (MM) reported that the Education Authority had requested a contribution towards the provision of additional places at Sharps Copse School; a contribution towards the provision of places at secondary schools had not been requested as these schools were operating under their capacity;
- (NN) advised that Sharps Copse School and St Albans School were approximately 1.4 km and 14.6 km away from the proposed development respectively.

- (OO) advised that the request for funding from the Portsmouth Hospitals NHS Trust was not in relation to the provision of physical infrastructure but instead was intended to meet a revenue (staff) gap;
- (PP) the amended condition 20 was still necessary to conform with the emerging local plan; and
- (QQ) without the development of this site, there would not be a sufficient supply of new housing in the Borough which would in turn put sites not currently allocated or identified in the current or emerging local plan at risk of development.

The Committee discussed this application in detail together with the views raised by the depute.

The Committee, in particular, discussed the relationship of the proposed development to the crematorium. The Committee acknowledged that a number of conditions, such as the height restriction of the dwellings, had been recommended to reduce the impact of the development on the crematorium. However, the Committee also felt that the character and setting of the crematorium especially during the construction of the development would be further protected if the:

- (AA) S106 agreement included a provision requiring the planting of the community orchard before the commencement of the remainder of the development; and
- (BB) the conditions required the screening proposed for the access road to the crematorium and the boundaries of the site adjoining the crematorium to include semi-mature trees.

The Committee also considered that, in view of the relationship of the proposed development to the crematorium, the reserved matters application relating to this outline application should be determined by this Committee and not under delegated powers by the officers.

It was therefore,

RESOLVED that:

- A) any reserved matters application for development of this site should be submitted for determination by the Committee and not dealt with by the officers under delegated powers; and
- B) the Head of Planning be authorised to grant outline consent for application APP/19/00007 subject to the following:
 - a) a Section 106 Agreement to secure the following matters;
 - Affordable Housing
 - Nitrate Mitigation Requirements

- Ecological Mitigation Requirements
 - SUDS - including SUDs Bond
 - Children's Play Area
 - Common Parts Management and Maintenance
 - Community Orchard Management and Maintenance (including a provision of its planting prior to the commencement of development)
 - Education Contribution £313,875
 - Health Contribution £11,520
 - Community Officer £18,000
 - Solent Recreation Mitigation Strategy Contribution (based on Reserved Matters bedroom numbers)
 - Provision of Public Open Space
 - Permissive Paths
 - Highways Agreement
 - Highways Works
 - Travel Plan Requirements
 - Monitoring Fee
- b) a deed of variation to the S106 legal agreement dating from 1992 as set out in paragraph 7.159 of the submitted report;
- c) the granting of planning permission reference 53322/003 by East Hampshire District Council;
- d) the following conditions (subject such other changes and/or additions that the Head of Planning considers necessary to impose prior to the issuing of the decision):
- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 - 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place: appearance; landscaping; layout; and scale.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Documents

Planning Statement Wessex Environmental Planning
Design and Access Statement December 2018 Rev B
Transport Assessment C & A Consulting Engineers Ltd
Project No. 17-055 December 2018
Travel Plan C & A Consulting Engineers Ltd Project No.
17-055 Rev A May 2019
Technical Note (Response to Highway Authorities
Comments) C & A Consulting Engineers Ltd Ref: 17-055-
007 May 2019
Technical Note (Response to Highway Authorities
Comments) C & A Consulting Engineers Ltd Ref: 17-055-
009 July 2019
Technical Note (Response to Highway Authorities
Comments) C & A Consulting Engineers Ltd Ref: 17-055-
010 September 2019
Preliminary Services Appraisal C & A Consulting
Engineers Ltd Project No. 17-055 December 2018
Phase 2 Ecological Surveys The Ecology Co-op Project
No:2602 Rev 01 16th November 2018
Appropriate Assessment Screening Statement The
Ecology Co-op Project No: 2602 16th November 2018
Biodiversity Mitigation and Enhancement Plan Project No:
2602 16th November 2018
Lighting Mitigation Report WLC Doc Ref: WLC208-LMR-
01 Issue 01 8th April 2019
Outdoor Lighting Report WLC Project No. WLC208 8th
April 2019
Lighting Detail Impact on Dark Corridor Drawing No.
WLC208-1300-001
Nutrient Budget for Camp Field Earthcare Technical Ref:
ETL412/19 15th May 2019
Addendum to Nutrient Budget Ref: ETL412/19 12th July
2019
Landscape and Visual Impact Appraisal Terrafirma Rev 3
December 2018
Flood Risk Assessment and Surface Water Drainage
Strategy C & A Consulting Engineers Ltd Project No. 17-
055 December 2018
Archaeological Desk-Based Assessment Orion Heritage
Ltd April 2019

Affordable Housing Position Wessex Environmental
 Planning
 Amended Affordable Housing Email Wessex
 Environmental Planning dated 27th August 2019
 Acoustic Position Statement Wessex Environmental
 Planning
 Technical Note Surface Water Drainage C & A Consulting
 Engineers Ltd Ref: 18-055-008 May 2019
 Noise Impact Assessment Clarke Saunders Acoustics 3rd
 April 2019
 Minerals Assessment Ground and Water Ref: GWPR3240
 Schedule of Accommodation 190820 Rev J
 Statement of Conformity with Pre-Submission Havant
 Borough Local Plan 2036

Plans

Location Plan Drawing No. 089 PL 01
 Existing Site Plan Drawing No. 089 PL 02
 Master Plan Drawing No. 089 PL 04 K
 Master Plan Unit Types 089 PL 05 J
 Land Contingency Plan Drawing No. 089 PL 11
 Affordable Housing Plan Drawing No. 089 PL 12 C
 Tree Constraints Plan Drawing No. BJH 01/02 (1 of 4)
 Tree Constraints Plan Drawing No. BJH 01/02 (2 of 4)
 Tree Constraints Plan Drawing No. BJH 01/02 (3 of 4)
 Tree Constraints Plan Drawing No. BJH 01/02 (4 of 4)
 Tree Protection Plan Drawing No. BJH 03/04 (1 of 2)
 Tree Protection Plan Drawing No. BJH 03/04 (2 of 2)
 Landscape Plan Drawing No. 1917-TF-00-00-DR-L-1001
 P04
 Landscape Plan Drawing No. 1917-TF-00-00-DR-L-1002
 P06
 Planting Plan Drawing No. 1917-TF-00-00-DR-L-3001
 Planting Plan Drawing No. 1917-TF-00-00-DR-L-3002
 Indicative Foul Drainage Strategy Drawing No. 17-055-
 029
 Indicative Surface Water Drainage Strategy Drawing No.
 17-055-031 Rev A
 Proposed Site Access and Emergency Access Drawing
 No. 17-055-011 Rev J

Reason: - To ensure provision of a satisfactory
 development.

- 4 The development hereby permitted shall provide a total of
 72 dwellings.

Reason: To ensure that the development makes the best use of land on this green field site having due regard to policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011 and policies H3 and H18 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 5 Notwithstanding the submitted Arboricultural information the development hereby permitted shall not commence including site clearance unless and until a finalised Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 6 The development hereby permitted shall not commence including site clearance until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains, SuDs features and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The development shall not commence unless and until details of the relocation/reconstruction of the Crematorium front entrance pillars, gates and signage including detailed siting, construction details, materials and timing of the works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of the character and setting of the crematorium, to maintain a good quality of environment and allow easy identification and legibility for the sensitive use having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 The development hereby approved shall be a maximum of two and a half storeys in height (incorporating rooms in the roofspace).

Reason: In the interests of the character and visual amenities of the area give the sites location on the interface between urban and non-urban areas and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy E3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 13 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and amenities of the area and neighbouring residents having due regard to Havant Borough Local Plan policy CS16 and the National Planning Policy Framework.

- 14 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.

Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 Prior to the commencement of the development hereby permitted (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same shall have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 Car and Cycle Parking shall meet the requirements of the Havant Borough Council Parking Supplementary Planning Document 2016 (as amended) in relation to residential car parking and cycle parking requirements.

Reason: To ensure adequate on site car and cycle parking in the interests of the amenities of the area and to encourage non-car based trips in relation to cycle parking provision having due regard to policies DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Parking Supplementary Planning Document 2016 (as amended) and the National Planning Policy Framework.

- 17 The development hereby permitted shall not commence unless and until the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) has been secured, submitted to and approved by the Local Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should initially take the form of trial trenches that are within the footprints of the proposed houses, garages, access roads and service trenches.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets having due regard to policy CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 18 The development hereby permitted shall not commence unless and until the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation has been secured, submitted to and approved by the Local Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations having due regard to policy CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 19 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme submitted by the developer and approved in writing by the local planning authority setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available having due regard to policy CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 20 No part of the development hereby permitted shall be occupied until a water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority. All measures necessary to meet the agreed water efficiency calculation must be installed before first occupation and retained thereafter.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that necessary avoidance measures are provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E14 of the Pre-Submission Havant Borough Local Plan 2036.

- 21 Notwithstanding any details of lighting submitted no above ground construction works shall take place unless and until full details of lighting which shall take account of ecological requirements and site security / safety has been submitted to and approved in writing by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. The development shall thereafter be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance / pollution, in the interests of protected species and biodiversity and to ensure appropriate security / safety for future residents having due regard to policies CS11 and CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 22 Prior to the commencement of the development full details of the Electrical Vehicle (EV) Charging points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that EV charging points are provided for each residential unit with off street parking and that a minimum of 10% of spaces within any communal parking areas for flats are provided with EV charging points. The details shall include the location of the EV charging points and a full specification of the materials to be used externally on the Charging points. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure that the development provides appropriate facilities for Electric Vehicles in the interests of the environment, air quality and that the appearance of the development is satisfactory having due regard to policies CS 11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 23 The details submitted in relation to the Reserved Matters application shall include details to demonstrate that low carbon design can be achieved. These details shall include:
- Integration of solar gain, natural ventilation, or ventilation with heat recovery, fabric performance and Passivhaus principles into the layout and design;
 - Measures to minimise greenhouse gas emissions and improve energy efficiency of buildings;
 - Measures/assessment of the potential use of district heat or combined heat and power where appropriate.
- The following standards are expected to be achieved:
- Assessment under the Home Quality Mark ONE, or equivalent.

Reason: To help to address Climate Change through low carbon design and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy E12 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 24 The development hereby permitted shall not be occupied unless and until details of dog bin provision have been submitted to and approved in writing by the Local Planning Authority and provided on site

Reason: In the interests of amenity and to ensure that impacts to nutrients in the environment are minimised having due regard to the impacts on protected sites and policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policies E15 and E16 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 25 The dwellings hereby permitted shall not be occupied unless and until details of the means of preventing vehicular access to the site for residents and visitors from the emergency access route are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with a timetable for the works and maintained in the approved form.

Reason: In the interests of highway safety and to prevent conflict with pedestrians and cyclists, to avoid general vehicular use of the emergency access and having due regard to policies CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 26 The development Hereby permitted shall not commence unless and until a detailed Construction Management Plan which includes the following information and measures has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed by the Local Planning Authority:

In relation to Highways Matters

- Details of construction traffic routes and their management and control,

- Parking and turning provision to be made on site for construction vehicles and site workers no parking or unloading of construction and workers vehicles shall take place excepting in the approved areas. The approved parking provision shall be kept available and used only as such.
- The provision to be made within the site for a material storage compound during site clearance and the construction of the development. The approved storage compound shall be kept available and used only as such.
- Measures to prevent mud being deposited on the highway,
- Adequate provision for addressing any abnormal wear and tear to the highway, A programme for construction.

In relation to Minerals Resources:

- A method for ensuring that minerals that are excavated during the development operations are recovered and put to beneficial use; and
- A method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Minerals Planning Authority upon completion of the development.

In relation to Environmental Matters

- Hours of work
- No bonfires on site
- Details of measures to prevent dust
- No radios on site
- Measures to be employed to minimise construction noise from the site
- Lighting during the construction phase (if any)

Reason: To ensure that the development is carried out in an environmentally sensitive manner, ensures that highway impacts are mitigated, ensures where possible the re-use of materials, provides appropriate mitigation from the works in relation to sensitive uses beyond the site (Crematorium and Residential Properties) having due regard to policies CS11, CS16, CS20, DM10 and DM11 of the Havant Borough Local Plan 2011 Hampshire Minerals and Waste Plan (2013) Policy 15 and the National Planning Policy Framework.

- 27 No construction traffic or associated construction workers traffic shall enter the construction site via the Crematorium Access. The construction access to the site shall be via the emergency access to the site and this should be made accessible and used as the vehicular access for construction vehicles during the build out of the site unless otherwise agreed in writing by the Local Planning Authority.

The connection to the Crematorium access road and associated works to the access shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall include a programme for the works, phasing arrangements, measures to retain access to the Crematorium during the works and mitigation of any disturbance. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent conflicts in construction traffic and vehicles entering/egressing the crematorium in the interests of highway safety and preserving the environment of the Crematorium having due regard to policies CS16, DM10 and DM11 of the Havant Borough Local Plan 2011, policy E1 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 28 No development shall take place, including any works or demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will avoid or mitigate impacts on the ecological interests and sensitivities at the site. The CEMP shall ensure best working practices are maintained during the construction phase and provide details as appropriate but not necessarily be restricted to the following matters:

The CEMP should address the following impacts:

- Storage of construction materials/chemicals and equipment
- Dust suppression

- Chemical and/or fuel run-off from construction into nearby watercourse(s)
- Waste disposal
- Noise/visual/vibrational impacts on bats
- Lighting impacts on bats.

Reason: In the interests of protected species and the wider environment having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 29 The dwellings hereby permitted shall be designed to meet appropriate internal and external space standards as set out in the nationally described space standard (or any subsequent Government Standard) and in policy H1 of the Pre-Submission Havant Borough Local Plan (Core Strategy) 2011 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure high quality new homes and healthy living environments for future residents having due regard to policy H1 of the Pre-Submission Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 30 No Piling or foundation works shall take place unless and until a method statement (detailing the depth and type of piling/foundation to be undertaken and the methodology by which such piling / foundation will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure and resources, vibration and the programme for the works and measures to reduce noise impacts to residential properties and the adjacent crematorium) has been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development, does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and policy DM10 of Havant Borough Local Plan (Core Strategy) 2011. Piling using penetrative methods can result in risks to potable supplies from, for example, by mobilising contamination and drilling through different aquifers and creating preferential pathways. In addition to ensure that any proposed piling is carried out to minimise the disturbance to residential properties and the adjacent crematorium.

- 31 No development shall commence unless and until details of measures to be undertaken to protect the public sewer crossing the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect existing drainage infrastructure and to avoid flood risk having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 32 No above ground construction works shall take place unless and until details specifying:

- that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms, and;
- Similarly for traditional external areas that are used for personal amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments

have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved specification.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

Note: Based on the aforementioned acoustic report / assessment to be provided, it is also likely that post verification reports shall be requested.

- 33 The details to be submitted in respect of reserved matters shall make provision for the following:

Crime Prevention:

- Details of appropriate boundary treatments to properties backing on to open space, landscaping, flank dwelling walls to roads and SuDs areas.
- Natural surveillance to the accesses.
- Details of measures to prevent private motor vehicle access to the field to the northern part of the site.
- Details of lighting throughout the site

Infrastructure:

- Details of a shared use connection between the emergency access and the main site access internal to the development
- The reserved matters layout shall make provision for potential future vehicular, pedestrian and cycle access to the northern area of the site beyond the existing residential part of the site.
- The internal road layout shall ensure that it provides access for a 26t refuse collection vehicle

Landscaping Requirements:

- Significant landscape buffer to the access road to the Crematorium
- Provision of a landscaped bund to the Crematorium access road to include the provision of semi-mature trees
- Car parking to provide enhanced landscaping with planting breaking up long runs of parking. In addition, the parking layout should ensure that allocated parking is located conveniently for future residents in close proximity to their dwelling.
- On site open space should seek to provide good connectivity for pedestrians and avoid extensive parking to the perimeter of the open space.
- The soft landscaping scheme with the reserved matters application shall be fully detailed in relation to species of trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Details of tree pit details, specification schedules, including plant size, number and density and implementation programme.
- Full details of hard landscaping shall be provided.
- Details of footpath route the community Orchard

Reason: to ensure that the Reserved Matters application takes account of requirements in relation to crime prevention, infrastructure requirements, potential future development and landscaping requirements having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 policy H18 of the Pre-Submission Havant Borough Local Plan 2036, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

The meeting commenced at 5.00 pm and concluded at 6.32 pm

.....
Chairman

HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE HEAD OF PLANNING

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Simon Jenkins
Head of Planning

Nick Leach
Monitoring Officer

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Agenda Item 7(1)

Site Address: 59 & 61 Langstone Road, Havant, PO9 1RB
 Proposal: Replacement cottage, Privy style storage building, installation of gates in front wall and repointing of front wall
 Application No: APP/19/00837 Expiry Date: 14/10/2019
 Applicant: Miss White
 Agent: Miss Roberts Case Officer: Lesley Wells
 Critchley Architecture and Design Ltd
 Ward: St Faiths

Reason for Committee Consideration: At the discretion of the Director of Regeneration & Place, due to the level of public interest.

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 59 and 61 Langstone Road were semi-detached two storey dwellings and Grade II Listed Buildings, built in the 18th century. The two properties were listed on 15 November 1974.
- 1.2 The List Description reads as follows:

'Pair of houses. Late C18. Weather-boarded walls, and tiled roof. Symmetrical front (west) of 2 storeys, and attic, 2 window, ½-hipped roof, 2 hips above the rear extension. Casements. Side entrances, within a small porch on the south side.'
- 1.3 The site falls within the Langstone Conservation Area, and the Chichester Harbour Area of Outstanding Natural Beauty. The site is located on the east side of Langstone Road and the properties are to the front of the site, within a large plot.
- 1.4 The existing vehicular access is to the south of the site, as is the parking area.
- 1.5 At the end of 2018 these two dwellings suffered two fires, the latter of which badly damaged the properties, which were vacant at the time and from information received subject to vandalism. The Local Planning Authority (LPA) subsequently served two listed building enforcement notices and two enforcement notices requiring the reinstatement of the properties. An appeal has been lodged with the Planning Inspectorate in respect of the listed building enforcement notice served on 59 Langstone Road. The remaining three notices have come into effect, which should be complied with by 4 July 2020.
- 1.6 In the meantime, Officers have worked closely with the applicant's agent to secure the replacement of these badly damaged properties; the outcome of which is the two applications before the Committee. This application should be read in conjunction with the listed building application which is also on the agenda, under reference APP/19/00834.

2 Planning History

APP/18/00684 - Fell 3No. Common Hornbeam, 1 No. Sycamore, 1No. Common Hawthorn and 2No. Common Ash within Conservation Area of Langstone., No

Objection, 29/08/2018

18/00322/CMP - Enforcement & Listed Building Enforcement (LBE) notices served on 4/1/19 seeking to secure the reinstatement of the two semi-detached properties - appeal lodged in respect of the LBE notice for 59 Langstone Road - decision on appeal outstanding.

APP/19/00834 - Listed Building Consent for replacement cottage, privy style storage building and repointing of front wall. Decision pending, the report on which is considered elsewhere in this agenda.

3 Proposal

- 3.1 The proposal would replace the two badly damaged semi detached properties with one dwelling on the same footprint, with a porch on the south elevation replacing a previous porch in this position. There would be a single storey lean to extension to the rear, as per the original dwellings.
- 3.2 The proposal is 2 storey in scale, with a room in the roof, which was the case with the original dwellings. The proposal would have a barn hipped roof, with two gables to the rear. There would be 6 Conservation roof light in the roofs to the rear. The damaged toilet block to the rear would be demolished, to be replaced with a single storey 'Privy' style storage building on the northern boundary. Three wooden pedestrian gates and a 5 bar wooden gate on wooden posts would be installed in existing openings in the front brick wall, which is to be re-pointed.
- 3.3 In essence, the proposal seeks to largely reinstate the original built form, with some adjustments for modern living standards.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Building Control

No comment.

Chichester Harbour Conservancy

The site lies on the boundary of but clearly within the AONB in the built-up settlement area. The red-line application site does not have a boundary with a coastal frontage. The site lies within the Langstone Conservation Area. The site does lie on a principal road route and although stepped-back from the road frontage, it is located adjacent to open areas of land and would be prominent in this location. Taking these factors into account, it is likely that the proposal would overall have a moderate visual impact to the character of the AONB in this mainly urban locality.

The following measurements have been taken from the submitted plans and drawings. The proposed single dwelling is shown to occupy the siting of the fire damaged property, although the current proposal would have a slightly longer building depth than the original (approx. 10.2m compared to 8.3m). Overall the proposed building would have a footprint of approx. 76.5 sqm compared to the former semi-detached pair of 62.25sqm. This reflects an increase of only 14.25sqm in the ground floor footprint, a 23% increase.

The proposal would have a similar visual appearance to the building lost to fire but would have a higher ridge line to the roof, being 8.0m compared to the submitted drawings of the original pair of cottages at 6.9m. The difference of 1.1m overall representing a front / rear elevation silhouette increase (given the building width remains at 7.5m to the frontage) of approx. 8.25sqm or 15.94% increase. The side elevation is a little greater given the 1.9m rearward extended footprint with a silhouette increase of approx. 24.33sqm or 42.48%.

The accommodation would comprise a living room and a combined kitchen / dining / and family room, with a utility / boot room and a wet room at ground floor. Upstairs would be two bedrooms and a bathroom, with a further bedroom within the roof space. The external construction materials and finishes indicate a timber clad wall treatment with a clay tiled roof, brick chimney and timber window frames. Rooflights would be included in the rear main roof slope and the ground floor rear sloping roof extended area.

Overall, a comparison between the pre-fire damaged pair of semi-detached cottages and the current single dwelling house, show minor differences, which are unlikely in visual terms to adversely impact on the wider environment.

Given its setting and the existing situation of the fire-damaged skeleton of a property within the open area along this part of Langstone, the proposal is unlikely to have any significant impact or harmful effect on the AONB in terms of character or in relation to wildlife. The proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- any and all roof lights / skylights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- the boundary wall to the road should be retained and any timber fence enclosure to the private garden amenity space should be set within the plot behind the retained boundary wall

Conservation Officer

Site and description of works

59 – 61 Langstone Road were a pair of 18th century symmetrical cottages that are Grade II listed and located at the very top (north) of the Langstone Conservation Area. They front onto Langstone Road and are prominent features.

A devastating fire destroyed the buildings on the 18 December 2018. Due to the intensity of the fire very little of the structures are now left. The proposed works are to dismantle the remains of the cottages and rebuild a detached cottage in a form which is sympathetic to the original building

Legislation and Policy background

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014).

The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

'184. Heritage assets range from sites and buildings of local historic value to those of

the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

Local Policies

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment of Significance

In terms of the significance of 59 - 61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance. Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

The interior of the cottage was in a poor state of repair. Nonetheless, the form of the original timber framing and weatherboarding were very much evident. The form and function of space within each room and on each floor, would have also contributed to the significance of the asset. The interior elements which contribute to the building's significance, do so in terms of historical value and aesthetic value.

The cottages also had significance in terms of the Langstone Conservation Area. Langstone Conservation Area can be characterised as primarily residential, its original commercial raison d'être having been surpassed. There is a strong linear form, with an intricate relationship between tidal water and buildings. Unquestionably 59 - 61 Langstone Road had a positive impact on the character of the conservation area. The link between the former railway and the cottages also helps to understand the historic development of the area.

Assessment

The application has been submitted with very thorough and commendable documentation that has outlined the significance and condition of the building. This has included:

- Full analysis of the building's condition and a method statement of the approach to recording
- Survey drawings (sections and elevations) of the surviving structure to show its design, configuration and associated fire damaged areas, annotated and cross

referenced to a condition survey.

- Proposed drawings (sections and elevations) to show the proposed works. These, clearly distinguish and justify works of replacement and renewal. An acceptable material and window schedule has also been included for clarity and avoids the need for further conditions.
- A well detailed and accurate heritage statement.

Following some initial concerns (regarding the height, privy block and construction method) the applicant's architects have worked hard to bring forward an amended scheme which better reflects that of the original cottages. The height has been reduced (by 300mm) and whilst this is still 500mm taller than the original cottages I fully believe the amended plans better reflect the more squat historic proportions of the building. The building will also be built of a timber frame with painted feather edged timber boarding and clay tiles to match the previous appearance of the cottage. A privy block (to be used for storage) is also to be constructed on the site to reflect that of the original structure. Whilst this is not located in the same location as the previous structure I believe it adequately reflects and gives a good historic nod towards the former privy block.

One point of change is the position of the chimney stacks. These were important features on the original dwelling and are one of the only features partially left standing. However, it is evident that the existing chimneys cannot be saved as they have lost their structural integrity. In turn the applicant is proposing to situate the stacks in a slightly different position than was originally intended. I believe this alteration will not be readily noticeable once the cottage has been rebuilt. The chimneys are still contained within the roof slopes and the position works better for a layout as one dwelling. Twin flues are also proposed rather than quad flues, but again I am not of the view this will harm the significance of the building.

As to the guttering, this was wooden, which would be replaced with cast iron (together with the rainwater down pipes, which was previously cast iron), which is an acceptable alternative material.

Concerning the proposed windows they are of a style and appearance derived from the Georgian period, and therefore are appropriate, as are the Conservation style rooflights to the rear.

Overall, the proposals appear to be well conceived and will ensure that the building is rebuilt following its loss from fire. It was very regrettable losing so much of the structure in the fire. However, it is clear the applicant is trying to re-create the cottages as faithfully as possible, whilst also ensuring the building is more viable for modern living standards.

To conclude, the recreation of the building is both essential and correct. The scheme respects the importance of the heritage asset whilst providing a more viable use for the space. I therefore have no objection to the scheme.

Environmental Health Manager

Contamination: Sources

The property is a listed building of timber clad / timber framed construction which had been present on site prior to the fire for a minimum of 150 years. Arguably the greatest contamination risk at this site is from the historic structure itself, resulting from the

preservation and maintenance of the exterior timber and ironwork using traditional oil-based paints.

Lead-based timber would have commonly been based upon form of 'Lead-white', typically comprising Lead Carbonate & Lead Hydroxide. Painted ironwork is likely to contain Lead Dioxide, and the more toxic Lead Tetraoxide (red lead) as corrosion-inhibiting primers, as well as being finished with a decorative coatings with a form of 'lead white' base as for timber.

Over time, lead may leach from finishes as the oil binder degrades, and the repeated maintenance cycles of stripping or abrading and repainting the surfaces will tend to release lead-containing particles which become entrained in soils close to timber structures.

Samples of soils taken in and around former greenhouses have shown levels of lead in soils at multiples of the guideline standards from decorative finishes, and the quantity of timber present in the original structure would make reasonable a conclusion that high concentrations of lead are likely to be present in the vicinity of the structure. In addition, the photographs clearly show extensive ash within the footprint of the dwelling, which I would assume has been released locally to the vicinity of the structure. From this, it might be expected that surface samples might show elevated PAH compounds.

Contamination: Context

Concentrations of contaminants are expected to be elevated above generic screening values locally to the property.

It is unclear whether the site as a whole could be considered an unacceptable risk on the basis of high concentrations around the house, this may depend on the quality of topsoil within the garden areas away from the house.

It is apparent from the method statement that this is a comprehensive redevelopment, i.e. that the existing structure is to be demolished and replaced with an entirely new structure. The land use is not changing, but a completely new development is being undertaken.

Were this application a replacement of a structure of similar age and timber construction with a new dwelling, I would consider it entirely reasonable to seek a contamination assessment to confirm that the soil quality is suitable for the more sensitive land use.

In this case, there is no change of land use, and the risk profile of the site is only materially altered by the fire, and the associated risk of elevated PAH in shallow soils. This notwithstanding, the risk profile of the completed development is identical in either case (the hypothetical change of use, and the replacement of a C3 dwelling), and that 'completed development' scenario could pose a risk to future occupants - especially as the elevated contaminants are near surface soils close to the dwelling, where occupants are most likely to come into contact with them.

In principle, the property could be formally determinable as contaminated land on this basis, and as a new development, paragraphs 178 and 179 of the NPPF (and DM17, DM18) apply. Certainly the Council is not in a position where adequate site investigation information is available to inform a rational planning determination which properly accounts for the risks to future occupants (178 c)).

Contamination: Recommendations

My recommendation would be to seek to secure a limited (shallow) site investigation which includes a sample-set of sufficient size to objectively characterise risks at the site (i.e. not 100% targeted investigation), with sample suites including CLEA Metals and PAH (EPA 16) as a minimum.

I would recommend that this be secured by means of the standard suite of contamination conditions, excluding the requirement for a desk study. This approach would allow (if the applicant wished) a precautionary scheme of mitigation to be adopted as an alternative to quantifying risks.

The costs of such an approach are not anticipated to be so great as to threaten deliverability of the development, and so it is considered to be appropriate to use planning conditions (as opposed to requiring sufficient information to support a positive determination of the application).

The reasonableness of imposing such conditions on a site which already has C3 use is a planning judgement which I would not presume to take a judgement on. I will only go so far as to say that under any other circumstances these risks would justify the recommended approach, and in pure public health / risk terms, (given the source risk and the sensitivity of the proposed land use) I see no reason to take a different view on the likelihood of harm.

Following a further discussion, the following conditions and informative are recommended:

Contamination

Prior to the occupation of any relevant part of the development hereby approved, an assessment of the nature and extent of contamination at the site shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and may comprise separate reports as appropriate. Unless specifically excluded in writing by the Local Planning Authority the assessment(s) shall include;

- 1) Site investigation appropriate to both the previous and approved use of the site, to provide sufficient data and information to adequately identify and characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial and/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 3) A verification plan outlining the evidence that will need to be collected to demonstrate that the works set out any Remediation Strategy required under (2) have been completed and that the remedial objectives have been met.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses (and/or activities) that could pose a risk to future residential occupants.

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition [1] shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous and current land uses (and/or activities) that could pose a risk to future site occupiers.

Informative

It is the responsibility of the developer to ensure development, upon completion, is safe and suitable for its consented future use. The developer should be aware that liability for contamination does not necessarily transfer to subsequent owners of land. Conditions numbered [1] & [2] have been imposed in response to contamination risks which exist at the site in connection with the structures use throughout it's residential tenure, and the likely recent release of combustion residues to soil. Contaminants of concern are likely to generally exist in solid form, being chronically toxic, persistent in nature, but with low mobility. Relevant exposure pathways associated with exposure to these contaminants are therefore associated with direct exposure within garden areas, and exposure to contaminants occurring following mobilisation and transport into the building (from garden areas). For these reasons, Havant Borough Council does not consider that an environmental desk study is necessary, nor that contamination within the footprint of the former and proposed dwelling is necessary. It is also not considered necessary to consider risks to persons or environmental receptors external to the red-line boundary to which this consent relates, unless initial results indicate the presence of a significant and previously unknown source of contamination which is likely to be mobile. It is expected that a physical site investigation limited to a maximum of 1m depth (below existing ground levels) will prove to be sufficient to characterise the risks posed to future occupants. The Council expects the sampling suite to include CLEA metals and PAH16 at a minimum.

Hampshire Constabulary

No comment.

Hampshire County Council, County Minerals, Planning and Development

No comment

Highways Development Planning

As there is effectively no difference in traffic generation likely to be generated by the replacement dwelling and the existing access is to be used, no objection to this proposal.

Historic England, South East

No specific comments relating to this application.

Landscape Team

The proposed site plan drawing no. 19008-120 indicates an area of hard surfacing as a

driveway/parking area. We require screening planting around the proposed area of hard surfacing to retain the character of the listed building.

Southern Gas Network - No objection

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to highpressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
10. Intrusive construction methods will require an agreed method statement prior to work starting.
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.
12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Waste Strategy Team Leader

No comment.

County Archaeologist

The site is located close to the former Roman road leading between Rowlands Castle and Hayling Island, while traces of Roman material have been recorded to the rear of 39 Langstone Road, around 260 metres to the north. While there is some potential for

previously unrecorded archaeological features to exist in the immediate area, the small scale of the proposed development, together with the fact that works are planned to take place within the footprint of the previously existing buildings (where sub-surface deposits will have been severely impacted), means that in my opinion it would be very unlikely for ground works associated with the development to expose any hitherto unrecorded archaeological features. I would therefore not wish to raise any archaeological issues in this instance.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Two

Statutory advertisement: 06/09/2019

Number of representations received: 4

Comment	Officer Comment
The exterior should match as near as possible as the original dwellings - as the property looked when listed in 1974.	See Section 7 below.
Petition received signed by 22 parties urging the Council to ensure the building is restored to its original appearance. Two Hayling petitions and a straw poll undertaken of mainly Langstone villagers - seeking the re-instatement of the building	See Section 7 below
Deadline for comments should have been extended.	The period for responses, was 21 days, which is the normal consultation period for application and deemed to be sufficient. That said, regard would be had to any material representations received, prior to a decision being made on the application.
Support from community to rebuild this important visual property. Detached toilets should be repaired and retained, perhaps as stores - a precedent has been set, when the Royal Oak garden was altered recently, with the brick and tiled privy saved. Change in appearance of the north, south and rear elevations. Appreciates the Owner's desire to achieve a good sized and habitable dwelling - but contrary to the requirement that the	See Section 7 below

<p>building be “restored to its original appearance”, which should be the case.</p> <p>The unusual wooden guttering and the timber elevations of the porch should be replaced</p> <p>The position of the chimneys and the brick areas in the side elevations of both cottages, together with the same number of chimney pots should be replaced. Compromise of two dummy chimney pots on each stack.</p> <p>The height of the proposal should remain the same - correct historic proportions in relation to the footprint - shows the replacement building to be about a metre higher - presumably alter the pitch of the roof and the ratio of roof depth to cladding. The slightly squat appearance of the cottages should be retained.</p> <p>Timber cladding could be designed to more accurately reflect the ‘patchy’ appearance of the original cottages.</p> <p>Top of the door to the porch could be glazed to admit light.</p> <p>Improving the glazing bars in the main windows would also admit more light.</p> <p>Proposal would have the appearance of a modern timber clad building and its character, as one of the most significant buildings in Langstone Conservation Area, would be lost.</p> <p>Given the age of the lost cottages, and their proximity to the former Roman Villa in Langstone Avenue, an Archaeological Watching Brief condition required.</p>	
<p>Drawings have been designed with great care and sympathy - create something truly wonderful and very similar to the original. Recladding in timber a possible fire risk and on-going maintenance issue - fire resistance product on the market, which could be colour matched. French doors excellent idea.</p>	See Section 7 below
<p>Approve of the application - goes a long way to addressing the lost of an important local heritage asset.</p>	Noted

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the Grade II Listed Building, the Langstone Conservation Area and the Chichester Area of Outstanding Natural Beauty (AONB)
- (iii) Impact upon residential amenity
- (iv) Public Utilities
- (v) Parking
- (vi) Land Contamination
- (vii) Drainage
- (viii) Archaeology
- (ix) Community Infrastructure Levy (CIL) and developer contributions

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within a non-urban area. However, the site is located within an area of existing development along Langstone Road and is concerned with a replacement dwelling on the same footprint as the original semi-detached property. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. Whilst the application is not a householder development, it seeks to replace two dwellings with one, on the existing footprint, which would not be disproportionate in size to the original dwellings. The development would not undermine the separate identities of settlements or result in their coalescence, or adversely impact on Havant's housing figures by the loss of one dwelling. As such, there is no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

(ii) Impact upon the Grade II Listed Building, the Langstone Conservation Area, and the Chichester AONB

7.3 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

7.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

7.6 The Council's Conservation Officer has provided the following comments:

"Assessment of Significance

In terms of the significance of 59 - 61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance. Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

The interior of the cottage was in a poor state of repair. Nonetheless, the form of the original timber framing and weatherboarding were very much evident. The form and function of space within each room and on each floor, would have also contributed to the significance of the asset. The interior elements which contribute to the building's significance do so in terms of historical value and aesthetic value.

The cottages also had significance in terms of the Langstone Conservation Area. Langstone Conservation Area can be characterised as primarily residential, its original commercial raison d'être having been surpassed. There is a strong linear form, with an intricate relationship between tidal water and buildings. Unquestionably 59 - 61 Langstone Road had a positive impact on the character of the conservation area. The link between the former railway and the cottages also helps to understand the historic development of the area.

Following some initial concerns (regarding the height, privy block and construction method) the applicant's architects have worked hard to bring forward an amended scheme which better reflects that of the original cottages. The height has been reduced (by 300mm) and whilst this is still 500mm taller than the original cottages I fully believe the amended plans better reflect the more squat historic proportions of the building. The building will also be built of a timber frame with painted feather edged timber boarding and clay tiles to match the previous appearance of the cottage. A privy block (to be used for storage) is also to be constructed on the site to reflect that of the original structure. Whilst this is not located in the same location as the previous structure I believe it adequately reflects and gives a good historic nod towards the former privy block.

One point of change is the position of the chimney stacks. These were important features on the original dwelling and are one of the only features partially left standing. However, it is evident that the existing chimneys cannot be saved as they have lost their structural integrity. In turn the applicant is proposing to situate the stacks in a slightly different position than was originally intended. I believe this alteration will not be readily noticeable once the cottage has been rebuilt. The chimneys are still contained within the roof slopes; the position works better for a layout as one dwelling. Twin flues are also proposed rather than quad flues, but again I am not of the view this will harm the significance of the building.

As to the guttering, this was wooden, which would be replaced with cast iron (together with the rainwater down pipes, which was previously cast iron), which is an acceptable alternative material.

Concerning the proposed windows they are of a style and appearance derived from the Georgian period, and therefore are appropriate, as are the Conservation style rooflights to the rear.

Overall, the proposals appear to be well conceived and will ensure that the building is rebuilt following its loss from fire. It was very regrettable losing so much of the structure in the fire. However, it is clear the applicant is trying to re-create the cottages as faithfully

as possible whilst also ensuring the building is more viable for modern living standards.

To conclude the recreation of the building is both essential and correct. The scheme respects the importance of the heritage asset whilst providing a more viable use for the space. I therefore have no objection to the scheme."

- 7.7 A Schedule of Materials for the proposal has also been agreed with the Conservation Officer, which includes:

Timber framing and painted softwood (pine) feather edged lapped cladding to match original;
Clay tiles 'Keymer ' Priory and Downs Red with 50, 50 random mix;
Natural Oak entrance door and French doors;
Windows: Natural Oak, 6 light casement windows with glazing bars to match windows in original cottages;
Natural Oak posted canopy with reclaimed clay tiles for the roof of the porch; and
Lime mortar would be used for the pointing to the wall at the front.

- 7.8 With regard to the Chichester Harbour AONB, the minor differences in the submitted scheme from the original property would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy). As to the conditions suggested by the Chichester Harbour Conservancy in respect of internal screen blinds in the roof lights to reduce light spillage during evenings and night time, there are street lights on either side of the road to the front of the site, so any additional light spillage caused by the roof lights would be minimal. Therefore, such a condition is not considered necessary or reasonable, and would be very difficult to enforce. As to fencing, none is proposed and as set out above, materials have been agreed with the Conservation Officer.

- 7.9 Consequently, it is considered that the proposal would have a positive impact on the listed building and the Conservation Area, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

- 7.10 The proposal would replace a pair of two storey semi detached properties, with a 2 storey detached dwelling. The height of the revised scheme is proposed to increase by 0.5m from the original properties' height, from 7m to 7.5m. At first floor and within the roof space on the north and south elevations, two bedroom windows are proposed. To the rear at first floor and within the roof, six roof lights are proposed. The closest property to the development would be to the north, with a road in between, with a separation of over 40 m. The separation to the dwelling to the rear is approximately 80m, with a separation of over 100m to the property to the south. Due to the separation between these properties, the proposal would not have a material impact on the residential amenities of the occupiers of these neighbouring properties and would exceed the separation distances set out in the Havant Borough Design Guide Supplementary Planning Document.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Public Utilities

- 7.12 A gas pipe line runs outside and to the north and south of the site. Southern Gas Network (SGN) has advised that the safety and integrity of the gas pipeline would not be affected by the proposal. Therefore, SGN has raised no objection to the proposal.

(v) Parking

- 7.13 There is an existing access to the south of the site, providing three parking spaces for this three bedroom dwelling, which exceeds the requirements in the Havant Borough Car Parking Supplementary Planning Document and Policy DM13 in the Core Strategy.

(vi) Land Contamination

- 7.15 The Council's Land Contamination Officer (LCO) has commented on the proposal, and whilst not raising an objection, has raised concerns about potential contamination of the land, from the historic structure itself, resulting from the preservation and maintenance of the exterior timber and ironwork using traditional oil-based paints. In the interests of public health the LCO recommends limited site investigation, which is considered appropriate, and conditions to this effect are recommended.

(vii) Drainage

- 7.16 The drainage for the proposal would feed into the existing drainage, as shown on drawing number 19008 - 122 0, which would be acceptable.

(viii) Archaeology

- 7.17 The County Archaeologist has been consulted who advised that "...due to the small scale of the proposed development, together with the fact that works are planned to take place within the footprint of the previously existing buildings (where sub-surface deposits will have been severely impacted), means that in my opinion it would be very unlikely for ground works associated with the development to expose any hitherto unrecorded archaeological features. I would therefore not wish to raise any archaeological issues in this instance". In view of this advice, a condition relating to an Archaeological Watching Brief is not considered to be necessary or reasonable for the development proposed.

(ix) Community Infrastructure Levy (CIL) and developer contributions

- 7.18 The position as regards the proposal's liability to CIL is currently under consideration, given the previous use of the site and the limited additional floorspace proposed compared to that in the original building. Members will be updated on this issue at the Committee meeting.
- 7.19 In other respects, the proposal seeks to replace what were formerly two semi-detached properties with a single dwelling. In this regard it would not result in any increase in the number of dwellings within 5.6km of the Solent SPAs, nor any increase in overnight accommodation which might affect water quality in the SPAs. As such the proposal would not result in any likely significant effects on the SPAs by reason of either recreational disturbance or water quality, and no mitigation measures are required.

8 Conclusion

- 8.1 The proposal would result in a replacement dwelling on the site in lieu of two fire-damaged properties. Following detailed negotiation, it is considered that the proposal would be an appropriate response to the current condition of the listed building. Moreover the development would have a positive impact on the Langstone Conservation Area and

would not be harmful to the AONB or residential amenity. In highways and parking terms the proposal is acceptable, and matters raised by consultees can be appropriately addressed by conditions and/or informatives. Therefore, the proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00837 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access & Heritage Report: Phase V November 2019
Schedule of Materials - November 2019
Location & Block Plans: Drawing No. 19008 - 101 0
Site Analysis - Drawing No. 19008 - 102 0
Site Plan: Prior to Fire Damage - 19008 - 103 0
Ground Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 205 0
First Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 206 0
Second Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 207 0
Ground Floor Plan: Post Fire Damage - Drawing No. 19008 - 215 0
Elevations: Prior to Fire Damage - Drawing No. 19008 - 305 0
Street Elevation Prior to Fire Damage - Drawing No. 19008 - 306 0
Privy Elevations: Post Fire Damage - Drawing No. 19008 - 315 0
Privy Elevations: Post Fire Damage - Drawing No. 19008 - 316 0
South Internal Elevation - Post Fire Damage - Drawing No. 19008 - 615 0
East Internal Elevation - Post Fire Damage - Drawing No. 19008 - 616 0
South West Sketch: Proposed - Drawing No. 19008 - 527 0
Site Plan: Proposed - Drawing No. 19008 - 120 D
Site Plan: Foul Drainage - Drawing No. 19008 - 122 0
Ground Floor Proposed Plan - Drawing No. 19008 - 425 0
First Floor Proposed Plan - Drawing No. 19008 - 426 0
Second Floor Proposed Plan - Drawing No. 19008 - 427 0
Street Elevation - Drawing No. 19008 - 526 B
Proposed Elevations - Drawing No. 19008 - 525 B
Proposed Privy Style Store Elevations - Drawing No. 19008 528 A
Boarded Entrance Doors - Drawing No. 19008 - 621 0
Door - Drawing No. 19008 - 622 0
Proposed Window W.01 - Drawing No. 19008 - 623 0
Proposed Window W.10 - Drawing No. 19008 - 624 0
Proposed Window W12- Drawing No. 19008 - 625 0
Proposed Window W.14 - Drawing No. 19008 - 626 0
Conservation Roof Window - Drawing No. 19008 - 623 0
Construction Management Plan - Drawing No. 19008 - 121 A
Method Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the occupation of any relevant part of the development hereby approved, an assessment of the nature and extent of contamination at the site shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken by competent persons, and may comprise separate reports as appropriate. Unless specifically excluded in writing by the Local Planning Authority the assessment(s) shall include;

- 1) Site investigation appropriate to both the previous and approved use of the site, to provide sufficient data and information to adequately identify and characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified-, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial and/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 3) A verification plan outlining the evidence that will need to be collected to demonstrate that the works set out any Remediation Strategy required under (2) have been completed and that the remedial objectives have been met.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

- 4 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with Condition 3 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous and current land uses (and/or activities) that could pose a risk to future site occupiers.

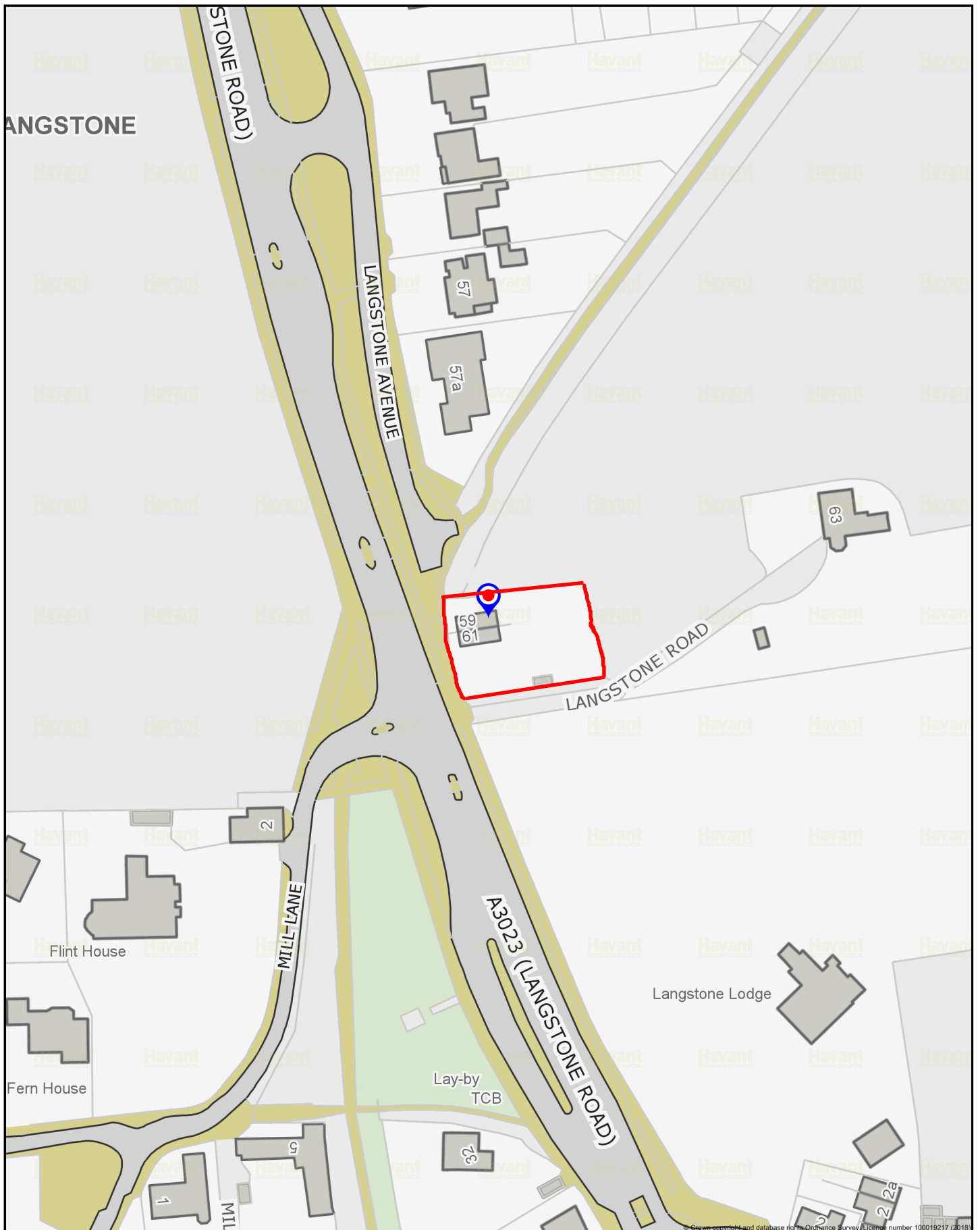
- 5 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The foul and surface drainage shall be undertaken in accordance with approved drawing number 19008 - 122 0, unless agreed otherwise in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use prior to the completion of all the drainage provision in full accordance with approved drawing number 200C.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Prior to occupation of the development permitted a soft landscaping scheme for the hardsurfaced area to the south of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan
- (B) Proposed Site Plan
- (C) Proposed Elevations
- (D) Street Elevation
- (E) Proposed Privy Style Store Elevations



59 & 61 Langstone Road, Havant, PO9 1RB

Havant
BOROUGH COUNCIL

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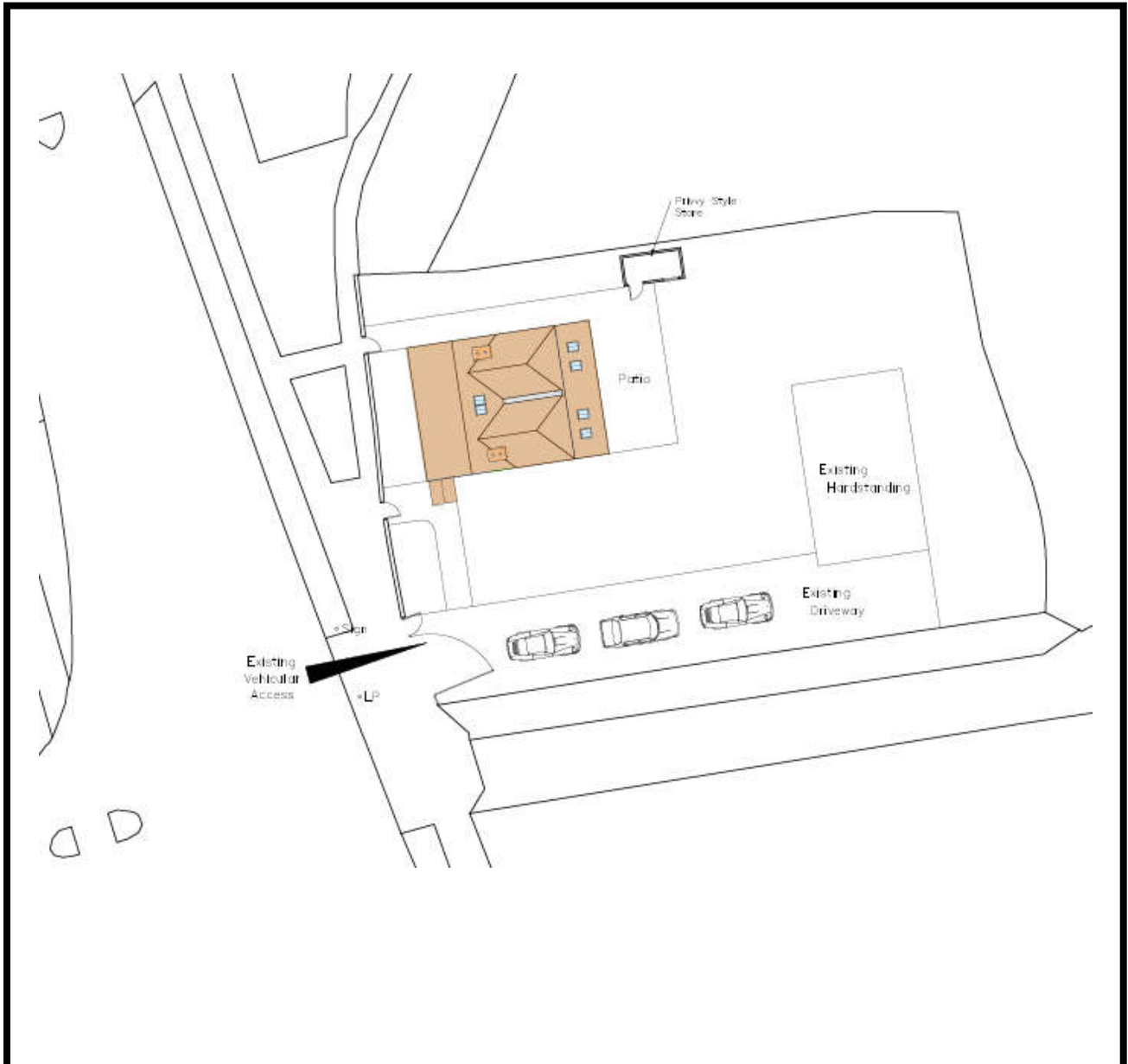
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APPENDIX B

Proposed Site Plan



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West: Proposed



East: Proposed



North: Proposed



South: Proposed



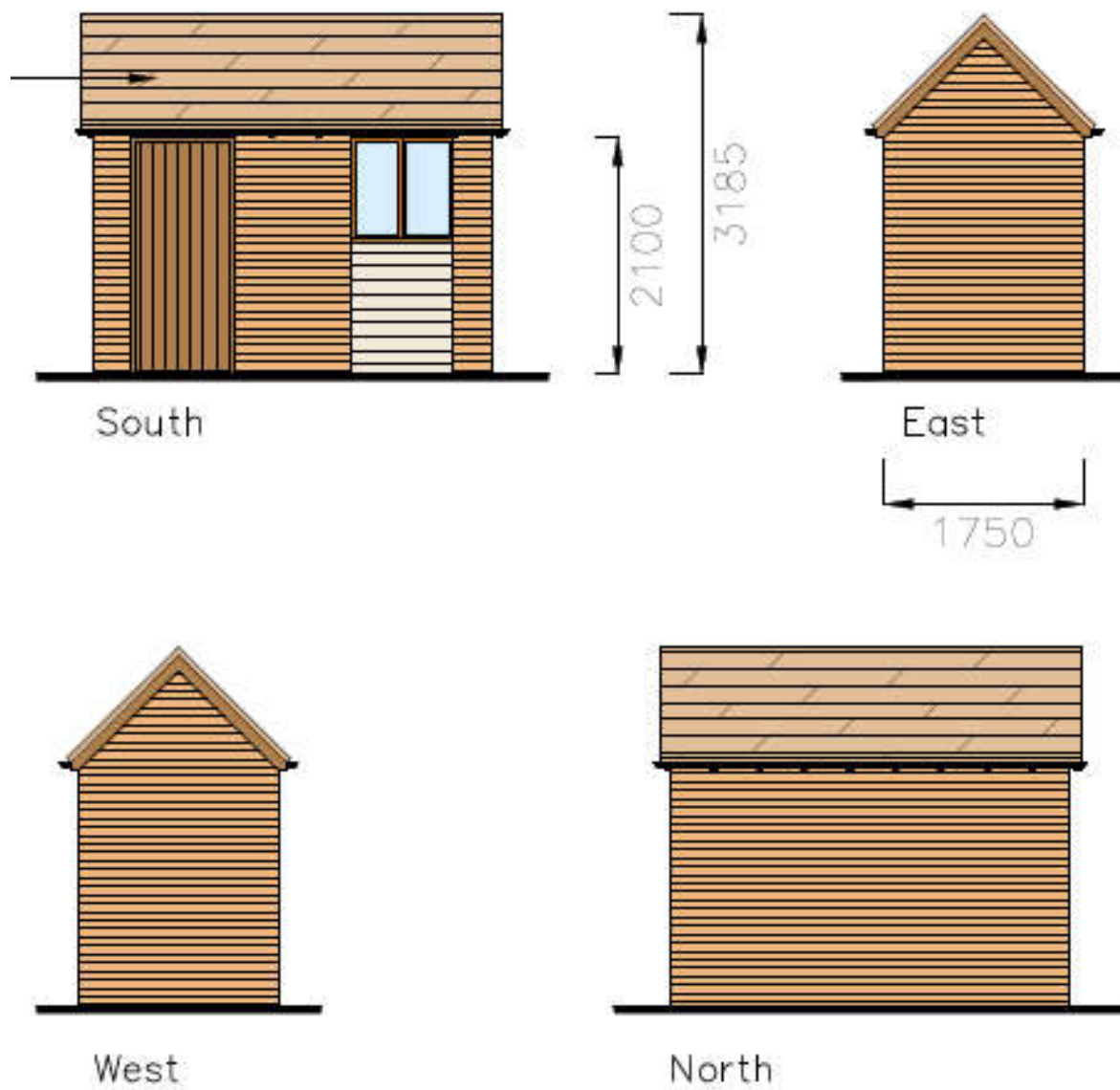
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Proposed Street Elevation



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Proposed Privy Style Store Elevations



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Site Address:	59 & 61 Langstone Road, Havant, PO9 1RB		
Proposal:	Listed Building Consent for replacement cottage, Privy style storage building and repointing of front wall		
Application No:	APP/19/00834	Expiry Date:	14/10/2019
Applicant:	Miss White		
Agent:	Miss Roberts	Case Officer:	Lesley Wells
	Critchley Architecture and Design Ltd		
Ward:	St Faiths		

Reason for Committee Consideration: At the discretion of the Director of Regeneration & Place, due to the level of public interest.

HPS Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 59 and 61 Langstone Road were semi- detached two storey dwellings and Grade II Listed Buildings, built in the 18th century. The two properties were listed on 15 November 1974.
- 1.2 The List Description reads as follows:

'Pair of houses. Late C18. Weather-boarded walls, and tiled roof. Symmetrical front (west) of 2 storeys, and attic, 2 window, ½-hipped roof, 2 hips above the rear extension. Casements. Side entrances, within a small porch on the south side.'
- 1.3 The site falls within the Langstone Conservation Area, and the Chichester Harbour Area of Outstanding Natural Beauty. The site is located on the east side of Langstone Road and the properties are to the front of the site, within a large plot.
- 1.4 The existing vehicular access is to the south of the site, as is the parking area.
- 1.5 At the end of 2018 these two dwellings suffered two fires, the latter of which badly damaged the properties, which were vacant at the time and from information received subject to vandalism. The Local Planning Authority (LPA) subsequently served two listed building enforcement notices and two enforcement notices requiring the reinstatement of the properties. An appeal has been lodged with the Planning Inspectorate in respect of the listed building enforcement notice served on 59 Langstone Road. The remaining three notices have come into effect, which should be complied with by 4 July 2020.
- 1.6 In the meantime, Officers have worked closely with the applicant's agent to secure the replacement of these badly damaged properties; the outcome of which is the two applications before the Committee. This application should be read in conjunction with the planning application which is also on the agenda, under reference APP/19/00837.

2 Planning History

APP/18/00684 - Fell 3No. Common Hornbeam, 1 No. Sycamore, 1No. Common Hawthorn and 2No. Common Ash within Conservation Area of Langstone., No

Objection, 29/08/2018

18/00322/CMP - Enforcement & Listed Building Enforcement (LBE) notices served on 4/1/19 seeking to secure the reinstatement of the two semi-detached properties - appeal lodged in respect of the LBE notice for 59 Langstone Road - decision on appeal outstanding.

APP/19/00837 - Replacement cottage, privy style storage building and repointing of front wall. Decision pending, the report on which is considered elsewhere in this agenda.

3 Proposal

- 3.1 The proposal would replace the two badly damaged semi detached properties with one dwelling on the same footprint, with a porch on the south elevation replacing a previous porch in this position. There would be a single storey lean to extension to the rear, as per the original dwellings.
- 3.2 The proposal is 2 storey in scale, with a room in the roof, which was the case with the original dwellings. The proposal would have a barn hipped roof, with two gables to the rear. There would be 6 Conservation roof light in the roofs to the rear. The damaged toilet block to the rear would be demolished, to be replaced with a single storey 'Privy' style storage building on the northern boundary. Three wooden pedestrian gates and a 5 bar wooden gate on wooden posts would be installed in existing openings in the front brick wall, which is to be re-pointed.
- 3.3 In essence, the proposal seeks to largely reinstate the original built form, with some adjustments for modern living standards.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

Site and description of works

59 – 61 Langstone Road were a pair of 18th century symmetrical cottages that are Grade II listed and located at the very top (north) of the Langstone Conservation Area.

They front onto Langstone Road and are prominent features.

A devastating fire destroyed the buildings on the 18 December 2018. Due to the intensity of the fire very little of the structures are now left. The proposed works are to dismantle the remains of the cottages and rebuild a detached cottage in a form which is sympathetic to the original building

Legislation and Policy background

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: *Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al* (2014); and *North Norfolk District Council vs. DCLG and Mack* (2014).

The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

'184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

Local Policies

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to

conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment of Significance

In terms of the significance of 59 -61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance. Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

The interior of the cottage was in a poor state of repair. Nonetheless, the form of the original timber framing and weatherboarding were very much evident. The form and function of space within each room and on each floor, would have also contributed to the significance of the asset. The interior elements which contribute to the building's significance do so in terms of historical value and aesthetic value.

The cottages also had significance in terms of the Langstone Conservation Area. Langstone Conservation Area can be characterised as primarily residential, its original commercial raison d'être having been surpassed. There is a strong linear form, with an intricate relationship between tidal water and buildings. Unquestionably 59-61 Langstone Road had a positive impact on the character of the conservation area. The link between the former railway and the cottages also helps to understand the historic development of the area.

Assessment

The application has been submitted with very thorough and commendable documentation that has outlined the significance and condition of the building. This has included:

- Full analysis of the building's condition and a method statement of the approach to recording
- Survey drawings (sections and elevations) of the surviving structure to show its design, configuration and associated fire damaged areas annotated and cross referenced to a condition survey.
- Proposed drawings (sections and elevations) to show the proposed works. These, clearly distinguish and justify works of replacement and renewal. An acceptable material and window schedule has also been included for clarity and avoids the need for further conditions.

- A well detailed and accurate heritage statement.

Following some initial concerns (regarding the height, privy block and construction method) the applicant's architects have worked hard to bring forward an amended scheme which better reflects that of the original cottages. The height has been reduced (by 300mm) and whilst this is still 500mm taller than the original cottages I fully believe the amended plans better reflect the more squat historic proportions of the building. The building will also be built of a timber frame with painted feather edged timber boarding and clay tiles to match the previous appearance of the cottage. A privy block (to be used for storage) is also to be constructed on the site to reflect that of the original structure. Whilst this is not located in the same location as the previous structure I believe it adequately reflects and gives a good historic nod towards the former privy block.

One point of change is the position of the chimney stacks. These were important features on the original dwelling and are one of the only features partially left standing. However, it is evident that the existing chimneys cannot be saved as they have lost their structural integrity. In turn the applicant is proposing to situate the stacks in a slightly different position than was originally intended. I believe this alteration will not be readily noticeable once the cottage has been rebuilt. The chimneys are still contained within the roof slopes the position works better for a layout as one dwelling. Twin flues are also proposed rather than quad flues but again I am not of the view this will harm the significance of the building.

As to the guttering, this was wooden, which would be replaced with cast iron (together with the rainwater down pipes, which was previously cast iron), which is an acceptable alternative material.

Concerning the proposed windows they are of a style and appearance derived from the Georgian period, and therefore are appropriate, as are the Conservation style rooflights to the rear.

Overall, the proposals appear to be well conceived and will ensure that the building is rebuilt following its loss from fire. It was very regrettable losing so much of the structure in the in the fire. However, it is clear the applicant is trying to re-create the cottages as faithfully as possible whilst also ensuring the building is more viable for modern living standards.

To conclude the recreation of the building is both essential and correct. The scheme respects the importance of the heritage asset whilst providing a more viable use for the space. I therefore have no objection to the scheme.

Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Two

Statutory advertisement: 06/09/2019

Number of representations received: 4

Comment	Officer Comment
The exterior should match as near as possible as the original dwellings - as the property looked when listed in 1974.	See Section 7 below.
Petition signed by 22 parties urging the Council to ensure the building is restored to its original appearance. Two Hayling petitions and a straw poll undertaken of mainly Langstone villagers - seeking the re-instatement of the building.	See Section 7 below
Deadline for comments should have been extended.	The period for responses, was 21 days, which is the normal consultation period for application and deemed to be sufficient. That said, regard would be had to any material representations received, prior to a decision being made on the application.
Support of local community to rebuild this important visual property Detached toilets should be repaired and retained ,perhaps as stores - a precedent was set when the Royal Oak garden was altered recently, with the brick and tiled privy saved. Change in appearance of the north, south and rear elevations. Appreciates the Owner's desire to achieve a good sized and habitable dwelling - but contrary to the requirement that the building be "restored to its original appearance", which should be the case. The unusual wooden guttering and the timber elevations of the porch should be replaced The position of the chimneys and the brick areas in the side elevations of both cottages, together with the same number of chimney pots should be replaced. Compromise two dummy chimney pots on each stack.	See Section 7 below

<p>The height of the proposal should remain the same - correct historic proportions in relation to the footprint - shows the replacement building to be about a metre higher - presumably alter the pitch of the roof and the ratio of roof depth to cladding. The slightly squat appearance of the cottages should be retained.</p> <p>Timber cladding could be designed to more accurately reflect the 'patchy' appearance of the original cottages.</p> <p>Top of the door to the porch could be glazed to admit light.</p> <p>Improving the glazing bars in the main windows would also admit more light.</p> <p>Proposed changes were permitted the cottages would have the appearance of a modern timber clad building and its character, so appealing to the local community and as one of the most significant buildings in Langstone Conservation Area, would be lost.</p> <p>Given the age of the lost cottages, and their proximity to the former Roman Villa in Langstone Avenue, an Archaeological Watching Brief condition required..</p>	
<p>Drawings have been designed with great care and sympathy - create something truly wonderful and very similar to the original. Recladding in timber - a possible fire risk and on-going maintenance issue - fire resistance product on the market, which could be colour matched. French doors excellent idea.</p>	See Section 7 below
<p>Approve of the application - goes a long way to addressing the loss of an important local heritage asset.</p>	Noted

7 **Listed Building Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Impact upon the Grade II Listed Building and Langstone Conservation Area
- (i) Impact upon the grade II Listed Building and Langstone Conservation Area.

- 7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.
- 7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.
- 7.5 The Council's Conservation Officer has provided the following comments:

"Assessment of Significance"

In terms of the significance of 59 -61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance. Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

The interior of the cottage was in a poor state of repair. Nonetheless, the form of the original timber framing and weatherboarding were very much evident. The form and function of space within each room and on each floor, would have also contributed to the significance of the asset. The interior elements which contribute to the building's significance do so in terms of historical value and aesthetic value.

The cottages also had significance in terms of the Langstone Conservation Area. Langstone Conservation Area can be characterised as primarily residential, its original commercial raison d'être having been surpassed. There is a strong linear form, with an intricate relationship between tidal water and buildings. Unquestionably 59-61 Langstone Road had a positive impact on the character of the conservation area. The link between the former railway and the cottages also helps to understand the historic development of the area.

Following some initial concerns (regarding the height, privy block and construction method) the applicant's architects have worked hard to bring forward an amended scheme which better reflects that of the original cottages. The height has been reduced (by 300mm) and whilst this is still 500mm taller than the original cottages I fully believe the amended plans better reflect the more squat historic proportions of the building. The building will also be built of a timber frame with painted feather edged timber boarding and clay tiles to match the previous appearance of the cottage. A privy block (to be used for storage) is also to be constructed on the site to reflect that of the original structure. Whilst this is not located in the same location as the previous structure I believe it adequately reflects and gives a good historic nod towards the former privy block.

One point of change is the position of the chimney stacks. These were important features on the original dwelling and are one of the only features partially left standing. However, it is evident that the existing chimneys cannot be saved as they have lost their structural integrity. In turn the applicant is proposing to situate the stacks in a slightly different position than was originally intended. I believe this alteration will not be readily noticeable once the cottage has been rebuilt. The chimneys are still contained within the roof slopes; the position works better for a layout as one dwelling. Twin flues are also proposed rather than quad flues, but again I am not of the view this will harm the significance of the building.

As to the guttering, this was wooden, which would be replaced with cast iron (together with the rainwater down pipes, which was previously cast iron), which is an acceptable alternative material.

Concerning the proposed windows they are of a style and appearance derived from the Georgian period, and therefore are appropriate, as are the Conservation style rooflights to the rear.

Overall, the proposals appear to be well conceived and will ensure that the building is rebuilt following its loss from fire. It was very regrettable losing so much of the structure in the fire. However, it is clear the applicant is trying to re-create the cottages as faithfully as possible whilst also ensuring the building is more viable for modern living standards.

To conclude the recreation of the building is both essential and correct. The scheme respects the importance of the heritage asset whilst providing a more viable use for the space. I therefore have no objection to the scheme."

- 7.6 A Schedule of Materials for the proposal has also been agreed with the Conservation Officer, which includes:

Timber framing and painted softwood (pine) feather edged lapped cladding to match original;
Clay tiles 'Keymer' Priory and Downs Red with 50, 50 random mix;
Natural Oak entrance door and French doors;
Windows: Natural Oak, 6 light casement windows with glazing bars to match windows in original cottages;
Natural Oak posted canopy with reclaimed clay tiles for the roof of the porch; and
Lime mortar would be used for the pointing to the wall at the front.

- 7.7 Consequently, it is considered that the proposal would have a positive impact on the listed building and the Conservation Area, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Conclusion

- 8.1 The proposal would result in a replacement dwelling on the site in lieu of two fire-damaged properties. Following detailed negotiation, it is considered that the proposal would be an appropriate response to the current condition of the listed building. Moreover the development would have a positive impact on the Langstone Conservation Area. Therefore, the proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING**

CONSENT for application APP/19/00834 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access & Heritage Report: Phase V November 2019
Schedule of Materials - November 2019
Location & Block Plans: Drawing No. 19008 - 101 0
Site Analysis - Drawing No. 19008 - 102 0
Site Plan: Prior to Fire Damage - 19008 - 103 0
Ground Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 205 0
First Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 206 0
Second Floor Plan: Prior to Fire Damage - Drawing No. 19008 - 207 0
Ground Floor Plan: Post Fire Damage - Drawing No. 19008 - 215 0
Elevations: Prior to Fire Damage - Drawing No. 19008 - 305 0
Street Elevation Prior to Fire Damage - Drawing No. 19008 - 306 0
Privy Elevations: Post Fire Damage - Drawing No. 19008 - 315 0
Privy Elevations: Post Fire Damage - Drawing No. 19008 - 316 0
South Internal Elevation - Post Fire Damage - Drawing No. 19008 - 615 0
East Internal Elevation - Post Fire Damage - Drawing No. 19008 - 616 0
South West Sketch: Proposed - Drawing No. 19008 - 527 0
Site Plan: Proposed - Drawing No. 19008 - 120 D
Site Plan: Foul Drainage - Drawing No. 19008 - 122 0
Ground Floor Proposed Plan - Drawing No. 19008 - 425 0
First Floor Proposed Plan - Drawing No. 19008 - 426 0
Second Floor Proposed Plan - Drawing No. 19008 - 427 0
Street Elevation - Drawing No. 19008 - 526 B
Proposed Elevations - Drawing No. 19008 - 525 B
Proposed Privy Style Store Elevations - Drawing No. 19008 528 A
Boarded Entrance Doors - Drawing No. 19008 - 621 0
Door - Drawing No. 19008 - 622 0
Proposed Window W.01 - Drawing No. 19008 - 623 0
Proposed Window W.10 - Drawing No. 19008 - 624 0
Proposed Window W12- Drawing No. 19008 - 625 0
Proposed Window W.14 - Drawing No. 19008 - 626 0
Conservation Roof Window - Drawing No. 19008 - 623 0
Construction Management Plan - Drawing No. 19008 - 121 A
Method Statement

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan (See Appendix A Item 7(1))
- (B) Proposed Site Plan (See Appendix B Item 7(1))
- (C) Proposed Elevations (See Appendix C Item 7(1))
- (D) Street Elevation ((See Appendix D Item 7(1))
- (E) Proposed Privy Style Store Elevations (See Appendix E Item 7(1))

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