

97/62764/000 - Single storey extension to south elevation, Permit 19/09/1997
00/51864/009 - Continued use of garage and loft over as offices, Temporary permission 27/10/2000
03/51864/011 - Renewal of temporary planning permission 00/51864/009 to allow the continued use of garage and loft over as offices, Temporary permission 10/12/2003
APP/20/00072 - Replacement windows in south west elevation., Permit 01/04/2020

3 Proposal

3.1 The application proposes a number of alterations and additions to the existing dwelling, comprising:

- demolition of existing single storey additions;
- extensions and alterations including part single, part two storey extensions to NE elevation with terrace;
- single storey extension to NW elevation;
- repositioning of the main entrance stone portico.

4 Policy Considerations

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))
CS15	(Flood and Erosion Risk)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM20	(Historic Assets)

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Langstone Conservation Area Character Appraisal and Management Plan 2011

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Arboriculturalist

Initial comment:

I note the submission of a tree constraints plan and tree survey however it needs a Tree Protection Plan and Method Statement to be submitted please before I can comment further.

Further comment following submission of additional information

No objection provided the work is carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan by Keen Consultants.

Conservation Officer

Proposal:

The proposal is to demolish the 20th Century additions to the Northeast Elevation and replace this with a larger single storey extension. It would also include an orangery type single storey corner extension on the western corner of the house and a FF extension to the North East elevation. No other major alterations are planned for existing house other than moving the main entrance and its stone portico to a more central location on the South East Elevation.

Assessment:

The single storey extension on the NE elevation would be of a flat roof design with a balcony area on the rooftop of this space. The extension complements the elevation and would be constructed of matching materials. The extension to the western corner would also be complementary and sympathetic in terms of its design and scale. The first floor extension on the NE elevation would sit alongside the single storey extension and would be subservient in scale to the existing house and also feature matching materials.

The property is positioned well into the spacious plot and therefore is not highly visible from Langstone High Street. Nonetheless, the proposals are in keeping and sympathetic to the main dwelling and would not result in harm to the original building or the wider Langstone Conservation Area. The site is within the AONB however, CHC will make separate comments on the potential impact the development may have on the AONB.

The proposed materials would match those on the existing house (clay tiles and painted render and leadwork for flat roof areas).

Overall, the proposals would meet the test of 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.

Conclusion:

No objection.

Southern Gas Networks

Thank you for your enquiry, indicating that an application for planning permission has been made for the above development.

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.

Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of the application.

Officer comment: *This advice, which does not directly affect the planning considerations in this case, can be referred to the applicant on any decision by way of informative.*

Ecology

Initial comment:

The application is accompanied by a Preliminary Ecological Assessment (Brown Fisher, undated but presumably 2021). The proposal will entail the extension of parts of the main dwelling, requiring the demolition of single-storey sections.

The main dwelling has been subject to comprehensive re-roofing in recent years and I am content to accept that this will have rendered the dwelling and its extensive and complex roof structure unsuitable for roosting bats. The single-storey sections subject to this proposal are described as exhibiting traditional clay roof tiles with a small inaccessible void. Some gaps/crevices are present on the eastern façade of this section and these are described as being cobweb-filled and offering negligible roosting potential overall. In this instance I am willing to accept this assessment and concur that the residual risk of bats being present, and impacted, is extremely low.

The proposals would result in very limited ecological impacts overall.

If you are minded to grant permission, can I suggest that all ecological mitigation, compensation and enhancement measures related to the proposed development site are secured by condition.

Development shall proceed in accordance with the ecological avoidance, mitigation, compensation and enhancement measures detailed within the submitted Preliminary Ecological Assessment (Brown Fisher, 2021) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2019, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Further comment following reappraisal:

Thank you for reconsulting us on this planning application. Further to my colleague, Triston Norton, comments on 4th February 2022, I notice that a dusk emergence survey was carried out in June 2022 and no bats were recorded emerging from the eastern elevation of the building which was the subject of the survey. Based on the information provided, I raise no concerns and if you were minded to grant permission, I suggest that the below condition is added to the decision notice:

Development shall proceed in accordance with Section 2.4 Mitigation /Licensing/Precautions of Part 2 of the Phase 1 Preliminary Ecological Appraisal, with bat emergence survey (Brown Fisher, 2021) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to protect biodiversity in accordance with Policy CS 11 of the Havant Borough Core Strategy March 2011.

Officer comment: Following this further consultation response an additional condition has also been proposed by the Council's Ecologist :

All works to the existing roofs shall be carried out under the supervision of a licenced bat ecologist. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings), are encountered at any point during this development. Should this occur, further advice shall be sought from Natural England.

Chichester Harbour Conservancy

The positioning of the proposal would have a localised impact on the character and visual appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the proposal to sit within the background and visual setting of other residential development. The proposal would be screened by existing boundary landscape screening and enclosures and is distanced from these being set-back within the large site. The proposal would have a limited visual impact on the wider AONB protected national landscape character (considerations under AONB PP01, PP03, PP09).

The proposal would result in some visual intrusion from the use, activity and artificial light generated from the glazed areas and any use of associated external outdoor amenity areas. The potential impact however would be limited due to the character of the surrounding area. Measures to limit, restrict, or remove unnecessary night-time illumination would still however need to be provided and enforced (to comply to AONB PP09).

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection (consideration under AONB PP01).

Chichester Harbour AONB Unit Recommendation –No objection

The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / agreed with LPA,
- any and all glazed fenestration (inc. rooflights) should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife,
- any and all external lighting to the building shall be fitted with a suitable and effective cowl to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky so as to comply with the Dark Skies approach and to limit disturbance to wildlife.
- a detailed landscape scheme for the boundaries and enclosures to the red-site to be submitted to and agreed with the LPA and implemented fully prior to the occupation of the proposed building, and such a scheme to include both native species hedgerows and native species tree planting (minimum standard size)
- that the roof design shall include bat tiles to assist wildlife,
- securing other ecological enhancement measures as considered appropriate within the red-line site.

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: 14

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 0

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) Appropriateness of design in relation to host building
- (iii) Heritage
- (iv) Impact on the AONB
- (v) Effect on neighbouring properties
- (vi) Trees
- (vii) Ecology
- (viii) Parking
- (ix) Community Infrastructure Levy implications

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 In this case the development proposals are also subject to the statutory requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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. This is considered further below.

(ii) Appropriateness of design in relation to host building

7.4 The proposal comprises extensions and alterations to the existing dwelling both internally and externally. Extensions proposed include a flat roofed extension to the north west (rear) elevation. This would have dimensions of approximately 6.5 metres by 4.8 metres. It would have a parapet roof with a height of approximately 4.3 metres and would feature doors to both elevations serving a newly created dining room. It would have a rooflight above.

7.5 Also proposed, following the demolition of the existing single storey extensions to the north east (side) elevation is their replacement with a part two storey part single storey extension. The single storey extension would extend by 7.5 metres in width, reducing in width towards the south east (front) of the dwelling as the dining room is retained and turned into a play room. It would have a depth of approximately 15 metres and would have a height of 3.4 metres, forming a flat roof. This additional space would create a pantry and laundry room both served by windows to the rear elevation - the pantry would be served by a rooflight within the flat roof. The laundry room would also feature two windows to the north east elevation (side) and would lead into a large boot room and a wc . New windows would be created to the side and front elevations alongside a new entrance to the boot room from the north east side elevation.

7.6 The first floor extension proposed would have a ridge height of approximately 8.1 metres with a barn hip roof. It would create a bedroom with an ensuite at first floor level with a window to the front elevation at eaves level, windows to the side and windows to the rear serving the ensuite. To the side would be a doorway leading out on to a terrace formed on the flat roof of the proposed single storey side extension. The terrace would have balustrading to the curtilage.

7.7 Other changes proposed include:

- A flat roof dormer window facing toward the rear, hidden below the ridge line.
- Multiple additional rooflights to the existing roof and 5 proposed over the proposed flat roof side extension.
 - New windows to north west elevation
 - Alterations to internal layout at ground, first and second floor levels with changes to staircases
 - Porch in Bath or Portland stone
 - Walls in render with cast stone copings
 - Clay tiles to the roof with traditional leadwork to flat roof areas

7.8 This property already has a generous footprint and the proposed extensions are considered to remain subservient to the host dwelling in terms of both scale and appearance. The proposed materials would be in keeping with the host dwelling and the design of the extensions are in keeping with the rest of the property.

7.9 The Havant Borough Design SPD states that:

5.35 *In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.*

- 7.10 It is considered these proposals meet these criteria, with a strong reference to the main dwelling retained. The property is set within a large plot, set away from the road and the extensions would not be highly visible from the public realm and the alterations are therefore not likely to impact the wider character of the area.
- 7.11 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Heritage

- 7.12 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.
- 7.13 The site is within the Langstone Conservation Area and Langstone Lodge has been identified in the Langstone Conservation Area Character Appraisal and Management Plan 2011 as an unlisted building in the conservation area which makes a notable positive contribution to its special interest. Havant's Conservation Officer has been consulted on this proposal and has made the following comments :

The property is positioned well into the spacious plot and therefore is not highly visible from Langstone High Street. Nonetheless, the proposals are in keeping and sympathetic to the main dwelling and would not result in harm to the original building or the wider Langstone Conservation Area. The site is within the AONB however, CHC will make separate comments on the potential impact the development may have on the AONB.

The proposed materials would match those on the existing house (clay tiles and painted render and leadwork for flat roof areas).

Overall, the proposals would meet the test of 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.

- 7.14 No objection has been upheld for the reasons stipulated above and the proposals are considered to preserve the setting of the Conservation Area, meeting the statutory requirement and the requirements of Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

(iv) Impact on the AONB

7.15 The application site is located within a landward area of the Chichester Harbour AONB. For this reason the Chichester Harbour Conservancy have been consulted on this proposal. They have concluded that the proposal would result in a limited visual impact on the wider AONB's protected national landscape character. The property is set well within the site and is partially screened by tree cover. No objection has been upheld to this proposal by the Conservancy, and the proposals are considered to conserve the special qualities of the AONB and its setting. The development is therefore considered to meet the requirements of Policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(v) Effect on neighbouring properties

7.16 The closest residential dwellings are located to the south of the site and are separated by a generous distance. The proposed balconies would mainly have views directed towards the north east with side views to the north west and south east . The views created by the balcony to the south east would be largely screened by trees and would have a large separation distance from nearby residential properties. The remainder of the possible views from new windows would be over towards trees or across towards Langstone Road and subsequently no harmful impact on neighbour amenity has been identified.

7.17 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 immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection have been received with respect to the scheme.

(vi) Trees

7.18 There is a TPO Beech tree to the north west of the site and a TPO Oak tree to the north east although sited at a considerable distance from the property. A Tree Protection Plan has been provided by the applicant and in light of this no objection has been raised to the proposals by the Arboricultural Officer provided the work is carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan by Keen Consultants. A condition is proposed to this effect.

7.19 On this basis the development is considered to make appropriate provision for the conservation and enhancement of trees on the site, in accordance with Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

(vii) Ecology

7.20 The applicant has submitted a Preliminary Ecological Assessment alongside a Construction Environment Management Plan. The Ecological Assessment has concluded that the roof offers negligible bat roosting potential overall. A reappraisal was subsequently undertaken to confirm this and there were no bats identified emerging from the eastern section of the roof confirmed in this reappraisal. The following conditions have therefore been requested by the Council's Ecologist and are recommended to be added to any permission:

Development shall proceed in accordance with Section 2.4 Mitigation /Licensing/Precautions of Part 2 of the Phase 1 Preliminary Ecological Appraisal, with

bat emergence survey (Brown Fisher, 2021) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to protect biodiversity in accordance with Policy CS 11 of the Havant Borough Core Strategy March 2011.

All works to the existing roofs shall be carried out under the supervision of a licenced bat ecologist. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings), are encountered at any point during this development. Should this occur, further advice shall be sought from Natural England.

Reason: to protect biodiversity in accordance with Policy CS 11 of the Havant Borough Core Strategy March 2011 and the Conservation of Habitats and Species Regulations 2017.

(viii) Parking

7.21 There would be a reduction in bedroom number from 7 down to 5 and therefore no further parking allocation is required on site.

(ix) Community Infrastructure Levy implications

7.22 This development would result in a floor area increase of 126 m². This is CIL liable to a sum of £14,940; however it is noted a self build exemption claim has been put forward.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the host building, its Conservation Area setting and that of the AONB. The impact upon neighbours is also acceptable, whilst trees, ecology and parking matters have been addressed by the submission. The development is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01322 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:

10129_301 Location plan
10129_303 Proposed site plan
10129_201 Proposed ground floor plan
10129_202 Proposed first floor plan
10129_203 Proposed second floor plan

10129_205 Proposed NE and SW elevations
10129_206 Proposed NW and SE elevations
10129_204 Proposed roof plan
Ecological Appraisal uploaded on the 12.07.2022
1760-KC-XX-YTREE-TPP01REV0 Tree Protection Plan
Arboricultural Method Statement uploaded on the 16.02.2022
Preliminary Ecological Assessment uploaded on the 09.12.2021
Construction Environment Management Plan uploaded on the 09.12.2021
Design and Access Statement uploaded on the 11.01.2022
KCFIG3 No dig surfacing uploaded on the 09.12.2021
PLAN 01 REV 01 Tree Constraints
REV01 Tree Survey

Reason: - To ensure provision of a satisfactory development.

- 3 Development shall proceed in strict accordance with Section 2.4 Mitigation /Licensing/Precautions of Part 2 of the submitted Phase 1 Preliminary Ecological Appraisal, with bat emergence survey (Brown Fisher, 2021) unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect biodiversity in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 All works to the existing roofs shall be carried out under the supervision of a licenced bat ecologist. All work shall stop immediately if bats, or evidence of bat presence (e.g. droppings), are encountered at any point during the development. Should this occur, further advice shall be sought from Natural England, and the development shall not recommence until agreed in writing with the Local Planning Authority .
Reason: To protect biodiversity in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017.
- 5 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement 1760-KC-XX-YTREE-MethodStatement-Rev0 by Keen Consultants & Tree Protection Plan 1760-KC-XX-YTREE-TPP01Rev0 by Keen Consultants . Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.
Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Prior to the first use of the extensions hereby permitted two bat boxes or bat bricks shall be provided on the building high up at eaves level. The boxes or

bricks shall not be above or next to a window to reduce artificial light spill, and shall not be near any security lights or sensors. The boxes shall thereafter be maintained and retained as installed.

Reason: In the interests of biodiversity and protected species having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework.

- 8 The construction phase shall be carried out fully in accordance with the submitted Construction Environmental Management Plan (CEMP) Browns Fisher Environmental by Dr. Stefan Bodnar uploaded on the 09.12.2021 as approved unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** In the interests of protected species and habitats having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Wildlife and Countryside Act 1981 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan
- (B) Proposed Site Plan
- (C) Proposed Ground Floor Plan
- (D) Proposed First Floor Plan
- (E) Proposed Second Floor Plan
- (F) Proposed NE and SW Elevations
- (G) Proposed NW and SE Elevations
- (H) Proposed Roof Plan
- (I) NW Elevation Photo
- (J) SE Elevation Photo
- (K) NE Elevation Photo
- (L) SW Elevation Photo