

APP/21/00182 – 4 Simmons Green, Hayling Island, PO11 9PP

Increase roof pitch over existing garage to create living accommodation; roof alterations including new dormers to front, side and rear elevations

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified facing and roofing materials.

Officer reasoned justification

I met with Mr & Mrs Claxton on 23.12.2019 to discuss these proposals.

The submitted design covers what was discussed.

Nestled in a cul-de-sac off Salterns Lane, the property itself sits outside but immediately adjacent to the AONB (aside from a slither of the end of the plot) and is highly visible from the Harbour.

The Conservancy is happy to support these sensitively designed proposals and considers the dormer windows have been well proportioned to not dominate the roofscape.

I have no strong views about raising the roof over the garage to the ridge height of the main roof. Although this would be fairly apparent driving into the cul-de-sac, it is not going to be visible from the AONB/Harbour and seems to still be in proportion with the original dwelling.

As such, the proposals are not considered harmful to the AONB nor the purposes of its designation and considered to be compliant with local plan policies CS12 and CS16.

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
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Officer		
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