

Firstly, please accept my apologies for the delay in replying. I have reviewed the proposals using Google streetview, archive photography taken looking from My Lord's Pond and have had regard to the Policy framework* below in making these comments.

APP/20/01037 – 15A Salterns Lane Hayling Island PO11 9PH

Addition of first floor to existing bungalow

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to approval of external materials and safeguarding of existing trees on/overhanging the site during construction.

Officer reasoned justification

The site occupies a prominent waterside location and whilst Magic Maps indicates that although much of the site is outside the Chichester Harbour AONB boundary, the proposed development would clearly affect the setting of the AONB landscape.

Otherwise the property (said to have been built in 1966) occupies a backland plot, set behind frontage development to Salterns Lane and would not really be visible from that street.

The site slopes down gently towards the Harbour shoreline and is located within EA flood zone 3 (highest risk).

All bedrooms would be moved to the first floor, helping to futureproof the dwelling against flood risk.

The proposal is to add a complete first floor over the majority of the dwelling footprint, with a new pitched roof, whose ridge would be 1.5m higher than the existing chalet bungalow's main roof ridge.

On my calculation, this would increase the harbourside north elevation by 25.5%. The AONB SPD offers a guideline not to increase by more than 25%.

There would be no increase in the dwelling footprint, save for the small oversailing balcony facing the harbour.

There would be a modest increase in glazing facing the harbour, especially at first floor level, including a glazed balcony balustrade. To some extent, this would be mitigated by tree canopy foliage at the shoreline. A timber balustrade would have been preferred, but I accept there are other glazed balconies in the vicinity.

Having regard to the *Policy framework below, the works are not adjudged to be harmful to the AONB landscape nor the purposes of its designation.

***Policy framework**

NPPF -1-3, 7-8, 10-12, 19, 28-29, 39, 47, 54, 59, 73, 91, 96, 102, 108, 117, 122, 124, 127, 130, 148-150, 155, 163, 166, 170, 172, 174-176, 180, 212-213; **NPPG** – ID's 6-8, ID21a, ID23b, ID26, ID31; **HBLP** – CS11-CS12, CS14-CS17; **HBLPA** – AL1-AL2; **PDLP** – DR1, E1, E3-E5, E12, E14-E15, E18-E19, E22; **CHMP** – 1-2; **PP** - 01, 03, 09; **SPD**.

NPPF – National Planning Policy Framework – (February 2019)

NPPG – National Planning Practice Guidance (March 2014 onwards)
HBLP – Havant Borough Local Plan (Core Strategy)(2011)
HBLPA – Havant Borough Local Plan Allocations DPD (2014)
PDLP – Pre-submission Havant Borough Local Plan to 2036 (February 2019)
CHMP – Chichester Harbour AONB Management Plan (2014-2019)
PP - Planning Principles (as adopted by The Conservancy 17.10.16 onwards)
SPD
- Havant Borough Design Guide (2011)
- Joint CHAONB SPD (2017)

Yours sincerely

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