

Dear Ms Sheath,

Apologies for the delay in replying.

34 Bracklesham Road, Hayling Island, PO11 9SJ

APP/20/00511 – Proposed rear first floor balcony

Fully delegated Officer decision from Chichester Harbour Conservancy

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

I visited the site on 6.8.2020, viewing the site from Seafarers Walk and having regard to the policy framework* below make the following comments.

This site is outside the AONB but immediately adjacent to the boundary with the AONB. The Sandy Point Nature Reserve is immediately south of Seafarers Walk. This local nature reserve is heavily treed in its northern part, so notwithstanding the application site being within the DM9 coastal zone Policy area, the new works would not be visible from the Harbour. The Conservancy would have preferred to see a timber balustrade to the balcony, but acknowledges many have glass panels to similar balconies close-by

The work involves building out the property to enlarge the balcony on steel supports, with a small lean-to WC proposed at ground floor also. A spiral staircase from the garden to the existing balcony would be removed.

Only the upper part of this modern, flat-roofed brick dwelling is visible from Seafarers Walk owing to vegetation at the end of Bracklesham Road gardens.

The works are also set back some distance from Seafarers Walk, so the overall impact to the setting of the AONB would be minimal. The work would not appear to be disturbing any roof voids, so potential to impact on protected species, particularly bats would appear to be low/unlikely. No trees are affected.

*Policy framework

NPPF-1-3, 6-12, 28, 38-42, 47-48, 54-56, 91, 124-128, 130-131, 148-150, 155, 163-164, 166-167, 170-172, Chapter 16, 212-213; **NPPG** – ID's 8, 26; **HBLP** – CS11, CS12, CS16-CS17, DM9; **HBLPA** – AL1-AL2; **HBLPPV** – DR1, E1, E4-E5, E12, E15, E18; **CHMP** – LS1, NC5, BD1-BD2, CD1; **SPD**.

NPPF – National Planning Policy Framework – (Revised Feb 2019)

NPPG – National Planning Practice Guidance (March 2014 onwards)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

HBLPPV – Havant Borough Local Plan (up to 2036) pre-submission version (2019)

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

SPD

- Havant Borough Design Guide (2011)
- Joint CHAONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
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Officer		
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