

28 Northney Road, Hayling Island, PO11 0ND

APP/20/00581 – Single storey front extension; part single, part two storey rear extension and revised fenestration

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to conditions securing –

- implementation with the specified external facing and roofing materials; and,
- Removal of shipping container once work is complete.

I visited the site on 6.8.2020, viewing the site from the back garden and the street. Having regard to the policy framework* below make the following comments.

This site is within the AONB and visible from open land to the north where a (bundled/raised) public footpath runs along the shore line to the Harbour

It was noted that the other half of this pair of semi-detached properties had extended to the rear, but whose rear boundary line was vegetated. The applicant has a very open boundary to the rear, but is so distant from the Harbour that this lengthy extension at ground floor would not really be visible.

Although new glazing is being introduced at first floor level facing the Harbour and the extension both here and at ground floor would be wider than the original dwelling, this additional massing is not considered problematic within the wider landscape, being as its height is sub-ordinate to the main roof. Glazing has been broken up using glazing bars to mitigate its impact and it is assumed that a Juliet balcony will be formed at that level.

It was noted that a shipping container had been placed in the front garden to store building materials in anticipation of securing planning permission. Could the council please condition that it be removed at the end of building work, as it is very conspicuous and detrimental to the AONB landscape.

*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

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