

Dear Selina,

Firstly, apologies these comments are late, owing to the need to prioritise Committee work.

37 Eastoke Avenue, Hayling Island, PO11 9QW

APP/20/00286 – Single storey rear extension, first floor rear dormer to include balcony, exterior alterations to front elevation and demolition of existing rear garage and outbuilding

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection: unsympathetic extension to host dwelling, with too much glazing facing Chichester Harbour, contrary to Policies CS12 and CS16 of the Development Plan and the Joint CHAONB SPD.

I apologise for the lateness of this response owing to staff shortages and prioritising Committee work. I made a 'virtual' site visit on 7-6-20 using Google earth/streetview and The Conservancy's archive photography from the creek. Regard has been had to the Policy framework* below.

This site is outside the AONB but has the potential to affect its setting. The rear wall of this hipped roof chalet bungalow (dormer at front only) is some way away from the Harbour shoreline but the garden is open so the dwelling (whose proposed extension would bring it closer to the harbour) is clearly visible from the water.

The street is not homogenous in the appearance and architecture of its dwellings, with a barn-hipped chalet bungalow to one side of the site and a monopitched two storey dwelling to the other side.

Having regard to the *Policy framework below, this application for an almost full width, flat/monopitched roofed rear ground floor extension is proposed. It would seem that and existing lean-to conservatory and two outbuildings are to be demolished and removed from the site to be able to build out the new extension. The design and access statement says that part of this flat roof will be used as a roof terrace for the enlarged first floor bedroom, owing to part of the roof being monopitched (presumably to allow more light into what will be a rather deep floorplate). The monopitch roof would have a pronounced oversailing projection beyond the rear wall.

There would be no fenestration to either side of the extension, but the rear elevation would contain two double door/full height glazed sliding doors with clerestorey glazing above it.

It is noted that whilst parts of the plot are within flood zones 2 and 3, that part where the extension is proposed is within flood zone 1 and the agent sets out resilience measures to be used in construction.

Whether the roof terrace would affect either neighbours' amenity, The Conservancy will leave to the Council to determine.

There is no objection to an extension and rear dormer window in principle and the desire to improve the internal configuration of the dwelling is understood. Given that the roof area is already developed, the likelihood of any roof voids being able to sustain a bat roost is probably fairly limited. If the Council is ultimately minded to grant permission, an informative is suggested relating to protected species.

However, in order to retain a narrow slit window to the master bedroom, facing the Harbour, the extension has been off-set. This would have the unfortunate affect of unbalancing the currently symmetrical silhouette facing the Harbour with the balustrade to the roof terrace over-running the hip profile.

Setting the extension in to match the other side and having a uniform flat roof with perhaps two lantern-lights in its surface instead of clerestorey glazing could help to improve symmetry, but the over-all amount of glazing in proportion to the elevation is considered to be excessive.

*Policy framework

NPPF - 1-3,6-12, 28,38-42,47-48, 54-56, 91, 102, 105-106, 109-110, 124-128, 130-131, 148-150, 155, 163-164, 166-167, 170-172, 174-175, 180, 184-185,

189-197, 200-202, 212-213; **NPPG** – ID 6-8, ID26; **HBLP** – CS11, CS12, CS16, DM8, DM9; **HBLPA** – AL1-AL2; **Emerging local plan** - DR1, E1, E3-E5, E15, E19, E22; **CHMP** – 1-2; **SPD**.

NPPF – National Planning Policy Framework – (March 2012)

NPPG – National Planning Practice Guidance (February 2019)

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

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

The emerging local plan 2036 Pre-submission Draft (2018)

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

SPD

- Havant Borough Design Guide (2011)

- Joint CHAONB SPD

Yours sincerely

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