

2 Simmons Green, Hayling Island

APP/19/00630 - Alteration, extension and raising of roof. Removal of existing dormer window and insertion of 2No. skylights to north elevation, removal of existing dormer window and insertion of 1No, velux, roof glazing and replacement dormer window to south elevation. Alterations to fenestration on south, north and west elevations and increase in height of chimney on east elevation. (Resubmission of APP/16/00618).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified materials and requiring the rear first floor glazing to be recessed as shown on the submitted plans.

Following an original site visit made 21.7.16, I note these are identical proposals to those considered and approved under reference APP/16/00618, to which the conservancy raised no objection at that time. Since that time I am not aware of any material change in the landscape or national or local planning policy, other than perhaps of the formal adoption of the Joint CHAONB SPD in 2017.

Whilst the NPPF has been revised in February 2019, its basic provisions in terms of development affecting the setting of protected landscapes remains intact.

Having regard to the Policy framework* below, the proposed works, would be very visible from My Lords Pond and more generally within the cul-de-sac.

There would be a very modest increase in main roof ridge height. Elements within the front roof surface would line up through the elevation below.

Of greater concern is the very large picture window created by altering the rear roof profile, albeit Conservancy guidance has been followed by recessing the glazing. If there was a more homogenous feel to the cul-de-sac and uniform design of dwelling, I would have had reservations. The Conservancy maintains its dismay over the council's decision at No. 5a Simmons Green under reference APP/18/00158, but at least these proposals have a basic symmetry to the rear roof alteration.

It was noted that a property to the west in Swans Walk had used zinc as a roofing material for a rear roof addition, with pleasing results. It is also noted that the front roof surface would remain as tiles to match the cul-de-sac, with black stained vertical timber boarding to end elevations at first floor.

Yours sincerely

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*Policy framework

NPPF paragraphs 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, 212-213;
NPPG – ID's 6-8, 21a, 26, 31; **Havant Borough Local Plan (Core Strategy) 2011** - CS12, CS16, DM9; **Havant Borough Local Plan (Allocations) 2014** - AL1;
Chichester Harbour AONB Management Plan 2019-2024: 1-2; Draft Havant

Borough Local Plan 2036 (Pre-submission version)(2019) – DR1, IN3, E1, E3, E4-E5, E12-E13, E15; CHC Planning Principles – 1, 3 & 9; Joint CHAONB SPD; Borough Design Guide.

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