

## Houghton, Michelle

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**From:** Steve Lawrence <Steve.Lawrence@conservancy.co.uk>  
**Sent:** 05 February 2020 15:12  
**To:** Havant Planning and Development Mailbox New  
**Subject:** APP/20/00003 – 20 Wittering Road, Hayling Island, PO11 9SP

Dear Ms Sheath,

I apologise for the lateness of this response owing to the offices being shut over Christmas, workload and prioritising Committee work.

20 Wittering Road, Hayling Island, PO11 9SP

APP/20/00003 – Single storey front and side extensions; external timber cladding; replacement terrace and glass balustrade; replacement external staircase

### **Fully delegated Officer decision** from Chichester Harbour Conservancy

**Recommendation** – Objection: disproportionate amount of glazing and glazed balustrade to enlarged first floor terrace, with no compensatory planting for that recently removed.

I visited the site on 30.1.2020 and having regard to the policy framework\* below, make the following comments.

The Conservancy was not consulted on GEN/19/00507 and would have welcomed the opportunity to comment on pre-application proposals.

The front of the site has been cleared of trees and vegetation. This has denuded the AONB of natural features and is unfortunate. The trees do not appear to have been covered by TPO's. There would appear to be no intention to replant any trees, so it would appear an overall biodiversity loss has already occurred at the site.

This site is within the AONB whose boundary appears to run down the middle of Wittering Road. It is interesting to note that the site sits in EA Flood Zone 1 (least risk)

The detached, flat-roofed house sits in a highly visible position on the Harbour's edge, where there are views across the inlet from the public footpath at Sandy Point, leading to Hayling Island Sailing Club clubhouse.

There are also more distant views of the properties in Wittering Road generally from the Harbour to the east and northeast.

There is a great many building and dwelling designs/profiles in the area, with an emphasis on modern architecture. The house - (which may be pre-1948, before development control came into being) - is faced with red brick with large areas of render painted white.

A proposal to add a pitched roof to the property under application reference 93/58601, although approved 22.11.93, has not been implemented.

The general intention to re-clad elevations with either vertical or horizontal timber boarding is supported. There is no indication as to whether the timber is to be treated. The design and access statement implies that the timber would be natural and left to silver down so its *"...tones...shall delicately blend into the existing foliage"*. Greater clarity should be sought on this matter before an approval is given, especially since much of the foliage has now been removed.

The main alteration south side of the dwelling is the single storey front projection to the street to create a flat roofed garage and a modest enlargement of the first floor to create a terrace. The degree of glazing is also being greatly increased at first floor level, facing the Harbour and a glazed balustrade is proposed to the terrace edge.

The former will be seen in the context of the neighbour's similar structure and would (because the property is splayed to the street edge) still remain sub-ordinate and well related to the host property. That and the terrace will not noticeably add to its silhouette, but the amount of glazing now facing the Harbour is not supported.

Sitting on a relatively large plot, I have no concerns about the additional site coverage proposed.

There is to be a new external rear staircase, which would be noticeable from the Harbour, but again, this would be seen in the context of the host property and is not objectionable.

The intention to improve the sustainable credentials of the building is supported and with a parapet upstand to the main roof, the solar panels should not be noticeable from the Harbour.

\*Policy framework

**NPPF** - -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 6-8, ID26; **HBLP** - CS11 (strands 1 and 2), CS12, CS16 (strands 1a to 1c), DM8, DM9 (strands 2 and 3); **HBLPA** - AL1-AL2; **DHBLP** - DR1, IN1, E1-E5, E11, E13, E19-E20, C2; **CHMP** - 1-2, CD1; **SPD**.

**NPPF** – National Planning Policy Framework – (Revised 2018)

**NPPG** – National Planning Practice Guidance (March 2014)

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

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

**DHBLP** - Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)

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

**SPD**

- Havant Borough Design Guide (2011)

- Joint CHAONB SPD (2017)

Yours faithfully

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|----------------------------|--|------------------------------------------------------------------|
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