

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 28 August 2019 15:49
To: Glover, Gill
Cc: Havant Planning and Development Mailbox New
Subject: 3 Swans Walk, Hayling Island, PO11 9TX - Request to discharge condition No.s 3,4,6,7,9,10 and 11 of APP/16/00878
Attachments: Hayling Island Swans Walk 3 - SL1 - APP-16-00878 - 26.4.17.jpg

Dear Gill,

APP/16/00878 - Demolition of existing 3 bed detached dwelling and construction of 1No. 4 bed detached house. (Revised application).(11.01.17).

Request to discharge condition No.s 3,4,6,7,9,10 and 11(22.07.19).

3 Swans Walk, Hayling Island, PO11 9TX

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Part discharge: see comments in report below.

I firstly apologise for the delay in replying. I made a visit to the site 28.8.19 and had regard to the Policy framework* below. I was able to review the existing dwelling brickwork and that on neighbouring properties but was unable to access the site to review the slipway works indicated.

The new building footprint immediately abuts, but is not within the AONB. The northern edge of the garden is within the AONB.

The Conservancy withdrew its objections to the design of the new house when amended plans were submitted to –

- Reduce the eaves by 1m from the front of the rear elevation, extending 2m back along the roof and then raising the height of the eaves back up by 1m.
- Reduce glass panels on the rear elevation at first floor level and their mitigation by balustrading.

Condition 2 of the 11.1.2017 decision notice required implementation in strict accordance with Amended elevations - T355 2 (Rev) L received on 11 December 2016.

The plans now submitted for the discharge of conditions include Rev R to the elevations, which has removed the balustrading to mitigate the impact of the glazing. As such, on a matter of principle, if the applicant implements to Rev R, they will be in breach of condition 2. Having negotiated the changes, the local planning authority should stick by them. The applicant should re-visit this aspect and the council should not issue a decision notice sanctioning the Rev R drawing, unless it or a subsequent revision has the same appearance as the Rev L approved drawing.

On a separate matter, the Conservancy notes the slipway/sea wall works shown on drawing T355/18 Rev D. These works were not detailed in application APP/16/00878 and did not form part of the approved description of development.

Where any of such works are below the mean high water springs, a works licence could be required from the Conservancy and possibly a consent from the Marine Management Organisation. Can you please add this advice as an informative to the applicant on any decision notice issued. Very little detail appears on the drawing as to the scope of the work – for example sectional drawings. I leave it to the council to determine whether such work requires planning permission in itself.

Turning now to the various submitted details, I make the following comments –

Condition 3 (Materials)

Walls – The Oakley blend bricks look a bit pink to my eye and a red stock brick would be a better fit with the neighbouring dwellings. In April 2017 I did previously review a Michelmersh Freshfield Lane multi-stock brick on site and that was a far better fit. I enclose a copy of the sample as a photograph for your ease of reference.

The MC600 curtain walling is acceptable to the Conservancy.

Roofing/Facias/Guttering – I have previously seen and retain a sample of the Rein Zinc standing seam roofing membrane, which is a high quality material and acceptable to the Conservancy.

Window and door frameworks – Smart system Alitherm 800 and plantitherm glazing is acceptable to the Conservancy.

The Deuran Pegasus sectional garage door is acceptable. As this does not face the Harbour, its colour finish and face texture is not critical to the approval, but choice of a muted colour would be supported by the Conservancy.

Condition 4 (Photovoltaic roof panel)

The specified Renusol panels are acceptable. They should be set back in from the roof edge as approved and deployed at as slight an angle as is possible to limit their impact on the building silhouette.

Conditions 6 & 10 (Landscaping/Boundary treatment)

The details shown on drawing T355/17 Rev F are acceptable to the Conservancy, being as most of these works will be outside the AONB. If the applicant wished to incorporate further native species into the mix, the conservancy would be supportive of such an approach.

Condition 7 (Bat box)

The location of where the bat box is to be located on the east elevation, just below the main is acceptable although I could find no other details of its specification.

Condition 9 (Materials storage)

The positioning of the Heras fencing shown on drawing T355/10 Rev D is acceptable to the conservancy and will keep building operations away from the Harbour and the pleasant mature oak trees on its shoreline.

Condition 11 (Obscure glazing)

No objection.

*Policy framework

NPPF – 8, 11, 38, 47, 124-127, 130, 172; **NPPG** – ID's 8, 26; **HBLP** – CS11, CS12, CS16, DM9; **HBLPA** – AL1; **PSVHBLP** – DR1, E1-E5; **CHMP** – 1-2; **PP** – 01, 03; **SPG/SPD**.

NPPF – National Planning Policy Framework (2018)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan Core Strategy (2011)

HBLPSA – Havant Borough Local Plan Site Allocations DPD (2014)

PSVHBLP – Pre-submission version Havant Borough Local Plan (2019)
CHMP – Chichester Harbour Management Plan (2014-2019)

SPG/SPD –

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

Yours sincerely

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