

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

CHC AONB Unit Fully Delegated Officer Decision

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17, Spinnaker Grange, Northney, Hayling Island, Hampshire

APP/19/00591

Proposal for first floor side extension and rear ground floor extension with balcony to first floor (north elevation)

Chichester Harbour AONB Unit Recommendation – **No objection**

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- the balcony should be enclosed with a vertical timber balustrade enclosure to retain a traditional appearance and character to the dwelling house
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes

Assessment –

There is no relevant or recent planning history available for this site.

The application site is located to the north-eastern end of Northney at the end of a modern housing estate cul-de-sac. The site is occupied by a detached dwelling house to the north-east corner which shares two boundaries with neighbouring properties and a rear boundary (north / north-east) to an irregular shaped field which separates the application site from the coastal part of the harbour, to the north.

The proposal seeks to add a first floor above the existing ground floor double garage and kitchen / utility area of the dwelling. The extension would follow the design of the dwelling, with the same ridge line and roof slope and a hipped gable to the side elevation (west). The fenestration would be to the front and the rear only, none to the new first floor side elevation hipped gable formed.

In addition, a single storey rear extension to the eastern side would extend the living area into the rear (north facing) private garden area and enable a balcony to be formed on the roof area to serve the existing rear bedroom. The balcony enclosure is indicated to be a toughened glass balustrade.

The effect of the first-floor extension is to balance the main elevations with a continuous roof profile to the structure based on the building footprint. This would reduce some first-floor sky space when viewed from the front of the dwelling within the cul-de-sac. In this location, given the design of the housing estate, this is not worthy to be a reason to refuse the proposal.

From the rear, the extension is unlikely to be visually harmful, although the balcony enclosure would be improved with a more traditional design of vertical rod timber balustrade fencing instead of the glazed panels. Glazed panels would add to potential glare from the water areas, albeit on the north elevation, and if to be provided should use tinted and non-reflective glazing fixtures.

Given its setting, the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).



Chichester Harbour Conservancy

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Site visited by google earth LPA request reply 10-07-2019 Comment to LPA 08-07-2019
LPA Planning Case Officer : Bee Crawford
Chichester Harbour AONB : David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

- CHMP** – new Chichester Harbour Management Plan (2019-2024)
- CHAONBPP's** Chichester Harbour AONB Planning Principles (adopted 17.10.16 and management plan revised version 28.01.2019)
- SPG/SPD** – Chichester Harbour AONB Joint SPD (2017)
Havant Borough Design Guide (2011)
- HBLP** – Havant Borough Local Plan (2011/2014)
- HBLPA** – Havant Borough Local Plan Allocations DPD (December 2013)
- NPPF** – National Planning Policy Framework (Revised 2018)
- NPPG** – National Planning Practice Guidance (2014)