

From: Steve Lawrence

Sent: 24 April 2019 16:32

To: Rachel.Ballam@havant.gov.uk

Cc: planning.development@havant.gov.uk

Subject: APP/13/00317 - Yacht Haven Development Site, Copse Lane, Hayling Island - Request to discharge condition No.3 (28.03.19 samples)

Dear Rachel('s replacement),

APP/13/00317 - Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building , 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15).

Request to discharge condition No.3 (28.03.19 samples).

Yacht Haven Development Site, Copse Lane, Hayling Island

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Part discharge: negotiate natural treated shiplap timber in a dark hue in place of Cedral product specified. Also details of rainwater goods also ought to be submitted, unless these are to be internal to each building.

I firstly apologise for the delay in replying, due to needing to prioritise Committee and local plan comment work.

The site immediately abuts, but is not within the AONB.

A site visit was made by the Harbour Master from the water 5.4.2019, where a photographic record was made and has informed these comments.

Firstly, it is very difficult to know what has been submitted in support of this application. I can only refer my comments to the application form dated 31.1.2019, where the answer to question 6 sets out the schedule of intended materials.

Secondly. no manufacturers' brochure details or weblinks to the various products appear to have been submitted, or if they have, they are not available to view on-line.

If samples of materials have been submitted, I should have liked to have seen these. If some available in the council offices to view, I should like to do that. Please advise.

Finally, I have based these comments on what I understand to be the approved elevational drawings – i.e.

- *OS 1:2500 Site Location Plan Site Location Plan*
- *Drawing No 1103 rev D*
- *Existing Plan/Site Survey Drawing No 1104 rev C and 1104/1 rev C*
- *Site Layout Proposed (scale 1:500) Drawing No 1105 rev R and 1105/1 rev C*

- *Site Layout Proposed (scale 1:200) Drawing No 1106 rev C*
- *Site Layout Proposed (scale 1:1250) Drawing No 1107 rev C*
- *House Type A Plans/Elevations Drawing No 1200 rev A*
- *House Type C Plans/Elevations Drawing No 1201 rev A*
- *House Type B Plans/Elevations Drawing No 1202 rev A*
- *Plans/Section/Elevation Office Drawing No 1203 rev B*
- *Plans/Section/Elevation Boat Shed Drawing No 1204 rev B*
- *Long Sections/Elevations Drawing No 1302 rev C*
- *Long Sections/Elevations Drawing No 1303 rev B*
- *3D Renders Drawing No 1304 rev B*

Having regard to the Policy framework* below, the proposed written schedule of external facing and roofing materials, I will split my comments between the residential and commercial elements.

Residential

Whilst the **Cedral click wood 61 (Burnt red) cladding** is an acceptable muted colour (even though no finished surface is specified – i.e. whether ‘wood’ or ‘smooth’), unlike real timber it will never ‘fade’ down’. Use of traditional stained or pre-pressure treated timber is therefore preferred. Also, the flush profile will offer not sense of relief to the elevation and shiplap profile is therefore preferred.

K Rend pewter grey render for those parts of external walls to be rendered is an acceptable muted colour (‘scraped texture’ preferred, with ‘Causeway’ silicone thin coat, also acceptable).

Ced stone tier panel system thin slate (from the standard range) for those parts of external walls to be so treated is an acceptable.

Rehau Upvc profile window frameworks and doors in RAL 7011 (Iron grey) is acceptable.

Alwitra Evalon V (Slate Grey) roofing membrane is rather light in colour. However, I am not aware of how big the parapet upstand is to each dwelling, nor the degree of overlap to the top of the parapet. Can a darker shade of grey be sourced?

Schuco G52R balcony fittings. The Conservancy would prefer not to see glazed balconies, especially those which will face south and catch the sun reflecting it back into the harbour and therefore drawing the eye to it. However, it has to be accepted that this is what the local planning authority sanctioned when it approved APP/13/00317, although the delegated officer report is silent on this point, save for the condition wording requiring the prior approval of “balcony railings and screenings”. One would hope the council could at least negotiate a dark grey powder-coated finish to the railing frameworks.

Commercial

In terms of the office, my same comments would apply to the **Cedral click wood 61 (Burnt red) cladding** made above. The Conservancy would be happy to see a more recessive grey colour, for example Forest Grey or Slate Grey. The approved drawing for the boatstore showed a dark green finish and I believe the design and access statement spoke of profiled metal sheeting to reflect buildings that once stood on the site. However, again I would advocate Forest Grey or Slate Grey. The Marley Edgemere slate grey roofing for each is acceptable to each of these commercial buildings. Door and window frameworks are not specified, but dark grey Upvc would be acceptable.

Yours sincerely

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*Policy framework

NPPF – 8, 11, 38, 47, 124-127, 130, 172; **NPPG** – ID's 6, 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
Northney and Tye Village Design Statement (p.42)

Yours sincerely

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