

Marita, Gutner Lane, Hayling Island, PO11 0RN

APP/19/00009 – Erection of car port to north side of house

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

Firstly, I apologise for the lengthy delay in replying. I appreciate the application has been determined, but would like these views placed on the public record.

Following a site visit made 4.2.19 and having regard to the Policy framework* below, the proposed works, would have very little impact to the appearance of the harbour shoreline and AONB.

This is a very secluded location in relatively dense wooded/treed surroundings.

The property is approached at an angle down a driveway, with the car port proposed alongside the flank wall least visible from the driveway. Although running the full width of the gable end, the structure is lightweight and clearly sub-ordinate to the dwelling.

Some foliage from the neighbour's garden overhangs this gravelled space, but I am satisfied that no trees would need to be removed from the works intended.

No adverse harm is concluded to the AONB, nor the purposes of its designation.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street, West Itchenor,
PO20 7AW

*Policy framework

NPPF – 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; **NPPG** – ID 6-8, ID26; **HBLP** – CS11, CS12, CS16, DM8, DM9; **HBLPA** – AL1; **HBSVLP** – DR1, E1, E3-E5, E12, E14, E18-E19, ; **CHMP** – LS1,NC5, BD1-BD2, CD1; **SPD**

NPPF -National Planning Policy Framework (2018);

NPPG – National Planning Practice Guidance – (2014);

HBLP – Core Strategy Havant Borough (2011);

HBLPA – Havant Borough Local Plan Site Allocations DPD (2014);

HBSVLP – Havant Borough Local Plan submission version (2019);

CHMP – Chichester Harbour Management Plan (2014-19);

SPD –

Northney & Tye VDS

Havant Borough Design Guide

Parking Standards

Joint CHAONB SPD

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer (Job share with David Rothery)
Chichester Harbour Conservancy
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The Street
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