

22 Sandy Beach Estate, Hayling Island, PO11 9RG

APP/19/00102 – Single storey rear extension and reinstatement of external stairs to access sundeck

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to works being carried out outside the bird breeding season.

I firstly apologise for the delay in replying, due to staff shortage and needing to prioritise Committee and local plan comment work. I appreciate the application has been determined, but I wanted you to have the views of the Conservancy for your file.

A site visit was made 18.2.2019 and having regard to the Policy framework* below, the proposed works, would have some small impact to the setting of the AONB.

It is noted from the submitted statement that stairs previously led to the roof but had been removed.

As originally constructed, these dwellings would have had a simple, pleasing uniformity of appearance as a set piece development, but most have now been heavily altered, with some also building structures on the roof/sun deck, which has disturbed the previous simple uniform skyline.

The site directly abuts the Sandy Point Nature reserve to the east which is part of the AONB, also having SSSI designation. There are no trees in the immediate vicinity of the common boundary with the SSSI, but scrubby bushes do afford some bird nesting opportunities. If construction is carried out outside the bird breeding season, that would be beneficial to the local wildlife.

The AONB land is at a slightly higher level, so the modest ground floor infill extension beneath the existing balcony would be partly visible over the timber panelled boundary fence. The new spiral staircase would link all three levels of the dwelling. It would be better if this were powder-coated white to minimise its impact, as the staircase finished black a couple of properties to the south only draws the eye. Unfortunately the application form and proposed plans are silent on the colour finish of the staircase.

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

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,