

APP/18/01030 – Single storey rear extension; loft conversion incorporating balcony to rear and revised fenestration; dormer to west elevation and cladding to first floor elevations

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to matching external facing and roofing materials.

I apologise for the lateness of this response owing to staff shortages and prioritising Committee work. I appreciate the application is very similar to APP/17/01362.

This site is outside the AONB but has the potential to affect its setting. It is some way away from the Harbour shoreline and there is other intervening built form.

A further site visit 3.12.18 was made viewing the site from the street and from within the back garden and talking to the owner I understand the proposals only differ in respect of a wall to be built up to the western end of the balcony.

The owner did however mention two other changes not shown on the submitted drawings. Namely that cedarwood cladding is now proposed to the neighbour's side of that screen (render is shown on the drawing) and glass balcony panels are intended (not a railing as shown on the drawing).

Having regard to the *Policy framework below, this application for modest rear ground floor extension utilising its roof as a balcony with glass screen balustrade is not adjudged to be harmful to the setting of the AONB landscape and would not therefore harm the purposes of its designation.

Yours sincerely

Steve Lawrence MRTPI

Planning Officer (Typically Mon/Weds/Thurs)

Chichester Harbour Conservancy