

From: Kevin Townroe

Sent: 11 June 2018 15:55

To: 'planning.developments@havant.gov.uk' <planning.developments@havant.gov.uk>

Subject: Comments from Chichester Harbour Conservancy - APP/18/00464- 11C Salterns Lane, Hayling Island, PO11 9PH

Dear Sir/Madam,

FAO: Mrs K Wooden

Please see comments below for your review and assistance.

Response/Comment/s

From: Chichester Harbour Conservancy

To: Havant Borough Council

Reference: APP/18/00464

Address: 11C Salterns Lane, Hayling Island, PO11 9PH

Proposal: Erection of timber constructed outbuilding in rear garden

Date: 11 June 2018

Fully delegated Officer Decision

Comment:-

- A site visit was undertaken Monday 11 June 2018 by planning officer Kevin Townroe whereby the following observations were noted:
- Three (3) photos taken during site visit;
- Water front views and property (rear) boundary abuts Harbour;
- There are three (3) mature trees, believed to be/have TPO, which should be protected and maintained in good health during any site works, the root system may require some extra consideration in respect to depth of any new base to protect the integrity of the trees overall;
- The proposed angled glazed front of the building would benefit the AONB by having a roof overhang the front elevation by at least 500mm to mitigate the adverse affect of the large area of extra glazing and would also assist with keeping some sun heat/reflection from within the structure;
- It is recommended that some native species of shrub be planted between the side of the proposed structure and the water front (north elevation) to mitigate the impact of the proposed structure as viewed from the water, this should be at least to half the height of the proposed structure, a condition should be considered in this regard and include retention in perpetuity;
- It is noted that UPVC construction materials is proposed, consideration should be given in requesting the proponent to consider a more sustainable material and one that would complement the landscape, wood should be considered a favorable

material from a sustainable source with the colouring toned down so as to blend in with the existing natural environmental landscape.

Recommendation: No Objection subject to the following:

1. The three mature trees within close proximity should be protected during any site works and careful consideration should be given to protect the trees root system relating to the depth and size of any proposed base for the proposed structure;
2. The proposed angled glazed front of the building would benefit the AONB by having a roof overhang the front elevation by at least 500mm to mitigate the adverse affect of the large area of extra glazing and would also assist with keeping some sun heat/reflection from within the structure;
3. It is recommended that some native species of shrub be planted between the side of the proposed structure and the water front (north elevation) to mitigate the impact of the proposed structure as viewed from the water, this should be at least to half the height of the proposed structure, a condition should be considered in this regard and include retention in perpetuity; and
4. Consideration should be given in requesting the proponent to consider a more sustainable material and one that would complement the landscape, wood should be considered a favorable material from a sustainable source with the colouring toned down so as to blend in with the existing natural environmental landscape.

Yours sincerely

Kevin Townroe, MPIA, Planning Officer, Chichester Harbour Conservancy, Dell Quay, PO20 7EE

*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, Section 12, 186-191, 196-197, 203 & 206;
NPPG – ID's 8, 18a, 21a, 26; **HLP** – CS11, CS12, CS16, DM8, DM9; **HBCBDGSPD** – CS16, ; **CHMP** - LS1, NC5, HE1; **PP** – PP01, PP09; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidance (2014)

HLP – Havant Local Plan (2015)

HBCBDGSPD – Havant Borough Council Borough Design Guide Supplementary Planning Document (2011)

CHMP – Chichester Harbour Management Plan (2014-2019)

PP – CHC Planning Principles (adopted by CHC 17/10/2016)

SPD – Joint Supplementary Planning Document (16 May 2018, 19 July 2017)