

Consultee Comments for Planning Application APP/18/00052

Application Summary

Application Number: APP/18/00052

Address: Lakeside Holiday Village, Fishery Lane, Hayling Island

Proposal: Alterations to existing guest lodges to extend ground floor external decks and enlarge ground floor windows on inward facing elevations.

Case Officer: David Eaves

Consultee Details

Name: Consultee Chichester Harbour Conservancy

Address: The Harbour Office, The Street, Itchenor PO20 7AW

Email: planning@conservancy.co.uk

On Behalf Of: Chichester Harbour Conservancy

Comments

Dear David,

Lakeside Holiday Village, Fishery Lane, Hayling Island

APP/18/00052 Alterations to existing guest lodges to extend ground floor external decks and enlarge ground floor windows on inward facing elevations

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation No objection, subject to the council negotiating a more muted colour wood treatment than Sadolin Superdec Limestone.

I made a site visit 1.2.18 and having regard to the Policy framework* below, offer the following comments.

The site is outside but within the setting of the AONB. A public (shoreline) footpath also passes the site to the south and east, albeit views of the chalets are limited.

The main alterations would be to those parts of the chalets facing inwards and away from the AONB. The chalets themselves are raised up off the ground by about 0.4m and timber clad (stained dark brown).

Looking at the external elevations scope of work documents I note that Sadolin Superdec Limestone is proposed to treat the existing timber cladding. This appears to be a light blue/grey when viewed by going to

<https://www.sadolin.co.uk/products/sadolin-superdec-satin-opaque-wood-protection/>

As you are aware the Conservancys preference is for dark muted colours close to the protected landscape.

No objection is made to the larger decked areas in front of each chalet, nor even their clear glazed balustrades, but can you please negotiate a more acceptable colour wood treatment than Limestone. Perhaps either Carolina Stone, Obsidian, Sargasso Sea or Volcanic Ash.

Yours sincerely

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

*Policy framework

NPPF - 11, 14, 17-20, 56-58, 60-61, 64, 94, 99, 103, 105, 109, 111, 113-115, 119, 186-188, 196-197, 203-204; NPPG IDs 8, 21a, 26; HBLP CS1, CS5, CS6 (4)(e), CS11-CS12, CS15-CS17, DM3, DM8-DM9, DM10 (5), AL1-AL2; CHMP - LS1, BD1; PPs - 01, 03, 08, 09; SPD/SPG.

NPPF National Planning Policy Framework (2012)

NPPG National Planning Practice Guidance (2014)

HBLP - Havant Borough Local Plan (2011/2014)

CHMP Chichester Harbour Management Plan (2014-2019)

PP CHC Planning Principles (adopted 17.10.16)

SPD/SPG

Havant Borough Landscape Character Assessment (Feb 2007)

Joint CH AONB SPD (2017)