

5a Simmons Green, Hayling Island, PO11 9PP

APP/18/00158 – Replacement roof tiles from concrete to slate, installation of 1No. dormer window to the west, 1No. dormer window to the east and dormer window to the rear. (Retrospective).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation 1 – Objection, owing to visual harm to the Chichester Harbour AONB.

Recommendation 2 – That the council as local planning authority issues a Planning Enforcement Notice requiring work that has been undertaken beyond that approved under council reference 96/50638/5 be removed and the original respective parts of the roof surface be reinstated to their original appearance. It is suggested that the time for compliance should be 3 months, being as work is already being undertaken at the site.

Following a site visit 16.01.18 viewing the site from the water and having regard to the *Policy framework below, this retrospective application to retain alterations to the property's roof is adjudged to be harmful to the AONB landscape and would therefore harm the purposes of its designation.

Natural England's 'Magic Maps' GIS system shows that the rear garden part of the application site to be within the AONB and the site is certainly prominent when viewed from My Lord's Pond in the Harbour. It is argued therefore that the property does not benefit from permitted development rights.

The alterations that are being undertaken have badly disfigured and unbalanced the appearance and elevational composition of this modest dwelling (approved in 1988, not in the 1960's as suggested by the submitted design statement), detracting from the natural beauty of the area. This extension to the roof in no way "harmonises with the existing house", as stated in the submitted design statement, which in no way references the relevant development plan policies and guidance, which ought to have been used to inform the design solution.

The proposals are considered to be contrary to Policies CS11 (Strands 1 and 2), CS12, CS16 (Strands 1a-1c) and DM9 (strands 2 and 3) of the Development Plan for the Borough and advice given both in the Borough Design Guide (paragraphs 5.47-5.48) and Joint Chichester Harbour AONB SPD (Paragraph 22.1).

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy