

From: Steve Lawrence [<mailto:steve.lawrence@conservancy.co.uk>]
Sent: 25 April 2018 16:09
To: Crawford, Bee <Bee.Crawford@havant.gov.uk>
Cc: Havant Planning and Development Mailbox New <planning.development@havant.gov.uk>
Subject: APP/17/01362 – 81 Eastoke Avenue, Hayling Island, PO11 9QP

Dear Bee,

81 Eastoke Avenue, Hayling Island, PO11 9QP

APP/17/01362 – Single storey rear extension; loft conversion incorporating glass screen balcony to rear and revised fenestration; 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, needing to use up leave and prioritising Committee work. I appreciate the application has already been determined.

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.

Following a site visit 27.02.18 viewing the site from the street and from within the adjoining caravan park and 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.

It is a little disappointing that so many rooflights are proposed, given the Conservancy's 'dark skies' agenda, but because this part of the coastline is fairly developed and being as the site is outside the AONB, I do not feel an objection can be sustained.

Yours sincerely

Steve Lawrence MRTPI

Planning Officer (Typically Mon/Weds/Thurs)

Chichester Harbour Conservancy

Harbour Office, The Street, West Itchenor, PO20 7AW

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