

36A Wittering Road, Hayling Island, PO11 9SP

APP/18/00167 – Ground and first floor extensions to include terrace to North and North-east elevation; partial cladding to elevations; fenestration alterations

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to:-

- implementation with the specified external facing and roofing materials; and,
- that the timber louvre panels once fixed to the building, shall not be removed and be maintained at all times thereafter to mitigate the impact of glazing viewed from Chichester Harbour.

I apologise for the lateness of this response owing to staff shortages, needing to use up leave and prioritising Committee and enforcement work.

This site is outside the AONB but immediately adjacent to the boundary with its existing cantilevered balcony actually oversailing/within the AONB.

The house sits in a highly visible position on the Harbour's edge and on the boundary of the AONB, where there are views across the inlet from the public footpath at Sandy Point, looking back towards the northeast elevation (rear) of the property. There are also more distant views of the properties in Wittering Road generally from the Harbour to the east and northeast. There is a great many building and dwelling designs/profiles in the area, with an emphasis on modern architecture.

Following a site visit 3.05.18 the site was viewed from the street, from within the adjoining Sparkes Boatyard and further afield from Hayling Island Sailing club curtilage.

Having regard to the *Policy framework below, the first floor addition would particularly add to the building silhouette, but still sit comfortably within the site. The south side of the dwelling is already screened by a large Yew Tree in the neighbour's plot. As the agent sets out, the additional full two storey profile would not seem out of place viewed east from the water/sailing club, in the context of its taller neighbours. The use of timber boarding to replace white painted boarding is welcomed and the agent has made alterations suggested by The Conservancy during pre-application discussions, to mitigate new glazed areas.

As such, the works of extension and alteration are judged to conserve the natural beauty of the AONB and not harm the purposes of its designation.

The application is silent on the fixing of the timber louvers so a condition is suggested to make sure they are installed and retained fixed tight to the dwelling.

*Policy framework

NPPF -11, 14, 17, 64, 115; **NPPG** – ID 6-8, ID26; **HBLP** – CS11 (strands 1 and 2), CS12, CS16 (strands 1a to 1c), DM8, DM9 (strands 2 and 3); **HBLPA** – AL1-AL2 **CHMP** – LS1,NC5, BD1-BD2, CD1; **SPD**.

NPPF – National Planning Policy Framework – (March 2012)

NPPG – National Planning Practice Guidance (March 2014)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

CHMP – Chichester Harbour AONB Management Plan (2014-2019)

SPD

- Havant Borough Design Guide (2011)

- Joint CHAONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI
Planning Officer
01243 510001

| Chichester Harbour Conservancy
| Harbour Office, Itchenor
| Chichester, PO20 7AW

| www.conservancy.co.uk

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