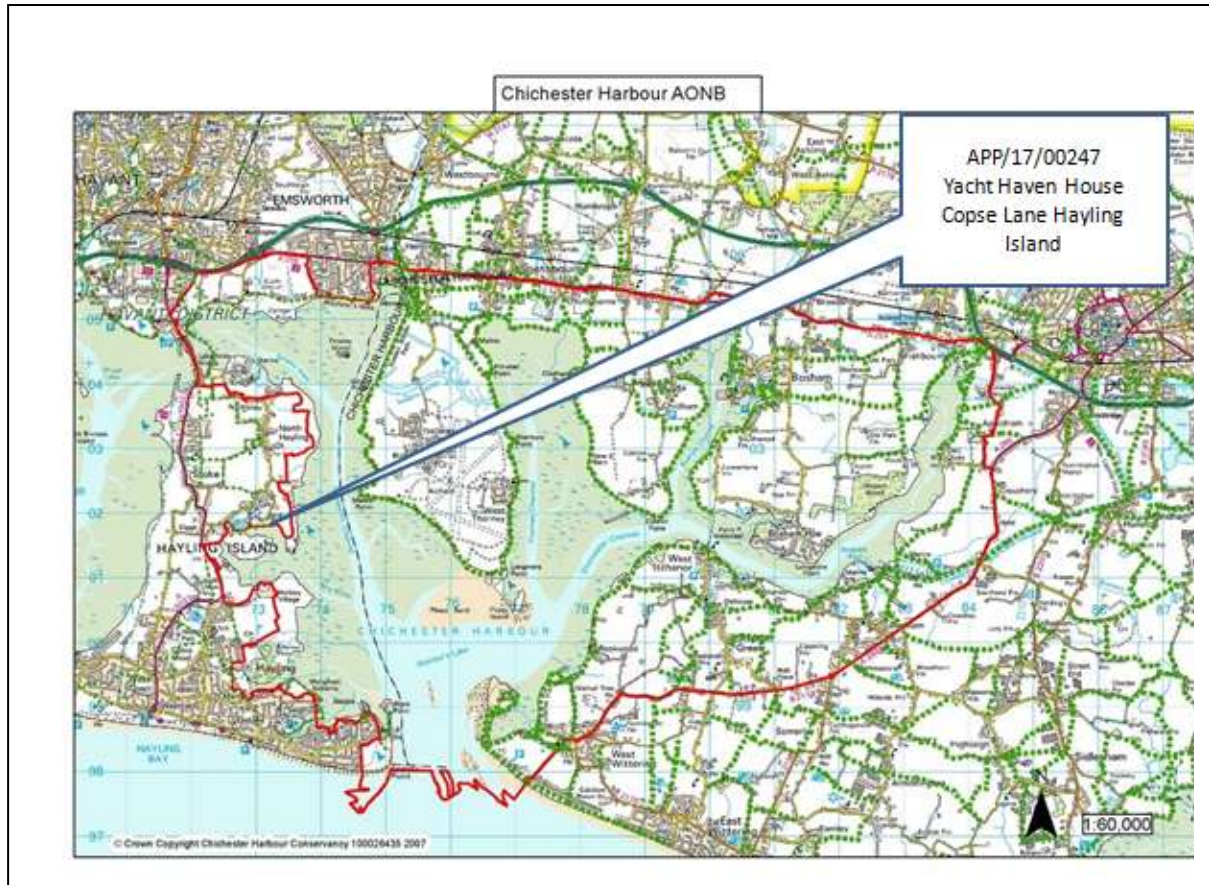


Local Planning Authority planning application reference: APP/17/00247

Site: Yacht Haven House, Copse Lane, Hayling Island, PO11 0RH

Proposals: Demolition of existing dwelling and erection of 1 No. 4 bed dwelling, double garage, boat house and swimming pool



RECOMMENDATION

That Havant Borough Council, as local planning authority, be advised that Chichester Harbour Conservancy, has no objection, subject to:-

- (i) An amendment being sought to the south elevation glazing to the poolhouse to show the installation of openable concertina type louvered doors being fitted to the right and left hand panes to mitigate further the impact of that glazing;
- (ii) Agreement of external building material samples;
- (iii) Implementation with the specified building materials;
- (iv) The sustainable construction specified, particularly the sedum roofs, is delivered by planning condition;

- (v) The enhancements to site biodiversity recommended in the ecological report and a scheme of soft landscaping be delivered through a planning condition; and,
- (vi) The archaeology of the site is properly investigated, recorded and any finds archived with the County Archaeologist.

Conservancy Officers' comments and reasoned justification

1.0 Site and its context

1.1 The site is not within a defined Settlement Policy Area and sits in the G1 North Hayling Island Landscape character area (immediately adjoining E1 - Mill Rhythe), as defined by the CBA 2005 Landscape Character assessment for the Conservancy, exhibiting the following relevant key characteristics:-

- Large harbourside island of arable and pasture farmland. Both large and small scale field patterns.
- Small hedged paddocks associated with settlements, and a network of copses, small woodlands and tree belts give a strong sense of enclosure.
- Distinctive fringe of low lying and unimproved coastal grazing marsh which attracts waders and wildfowl.
- Panoramic views of the harbour and Thorney Island from the coastal path.
- Historic, linear settlement pattern of cottages and farm buildings in North Hayling village.
- Mostly undeveloped character to the coastal edge.

1.2 The E1 area exhibits the following relevant key characteristics:-

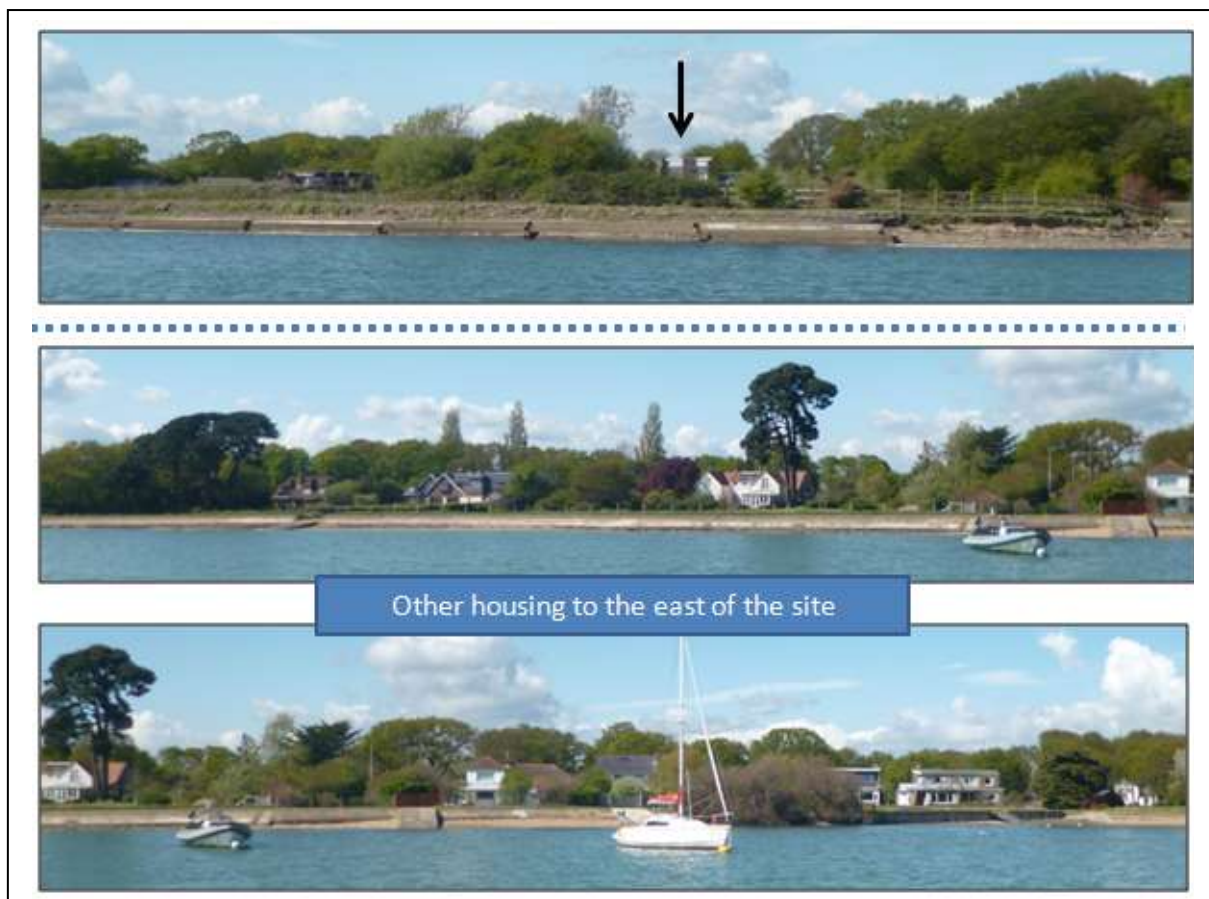
- Small scale minor inlet split in two arms by the small headland of Verner Common.
- At low tide characterised by mudflats, saltmarsh and small narrow winding channels.
- Undeveloped shoreline apart from local concentrations of landing stages, jetties and pontoons associated with harbourside houses and boatyards.
- Harbourside trees and copses create a partly enclosed character.



- 1.3 'Yacht Haven House' is a detached, modern part single-storey/part two-storey dwelling of utilitarian design sat within a 0.52 ha site seen edged red above, with access off Copse Lane, in a long plot extending southwards to the harbour and foreshore footpath. The site is designated as the rural area and lies just outside the edge of the AONB boundary (which runs along the shoreline to the south). The topmost part of the house roof is 6.2m and lower level 4.3m.



- 1.4 So, despite being in an isolated rural location, the main views of the site are from the south across open water. Field hedging and trees on the northern, eastern and western boundaries of the site largely block other views.



- 1.5 The existing house has a combination of pitched and flat roofs, and is constructed from brick, with white-painted weatherboarding and fascias, white-painted windows, and a concrete tiled roof. The white elements make the building stand out against its mature planted setting, although the building is only visible from the footpath directly south of the plot due to the existence of trees running along both of the long side boundaries, including a small copse directly to the east of the southern part of the plot (south of and obscuring views of Rhu House from this perspective). There is a detached timber stable building to the south of the existing house which is also visible from the footpath. The dwelling itself is of modern design but has fallen into disrepair.
- 1.6 The property forms one of a group of sporadically arranged dwellings in large plots running along the shoreline, although the dwellings themselves are set well back into the plots. Yacht Haven House is one of the furthest set back along with its neighbour to the east, 'Rhu House'.

2.0 **Proposed development**

- 2.1 A replacement house, detached garage, new boat store and detached, enclosed swimming pool are proposed in a a two storey, detached, modern massing, now slightly north north of the existing house, following demolition of the existing built form. The swimming pool would be set in front of the house, between it and the harbour shoreline



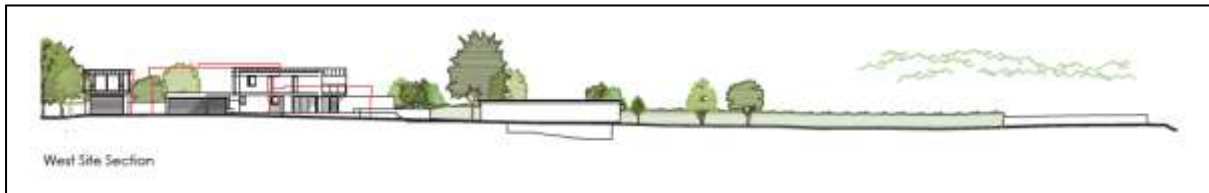
- 2.2 The footprint (including outbuildings) and silhouette increases of built form on the site have not been calculated by the agent, notwithstanding the Conservancy advising it would scrutinise this matter. These figures have been requested and if made available reported at the meeting.

- 2.3 The new house would be raised (0.85m) up to floodproof the accommodation, giving a finished eaves and two storey flat roofed height of 7.0m above existing ground level. A terraced area would sit immediately south of the dwelling, with the new swimming pool set a further 18.5m off that. The 7.7m wide by 20m long enclosure to the swimming pool would sit 3m above existing garden level, with a high degree of glazing to its southern (Harbourside) and eastern elevations. The garage and boat house would have lower finished heights to that and owing to their positioning north of the new house, not be seen from the Harbour.



- 2.4 A contemporary styled dwelling is proposed, illustrated above. The intended external materials would be sedum roof surfacing for the garage and swimming pool enclosure and copper coloured (non-oxidising) standing seam cladding for the main roof, natural stone for main facing elevations and dark aluminium window frames. The poolhouse elevations and west site section and are shown below.



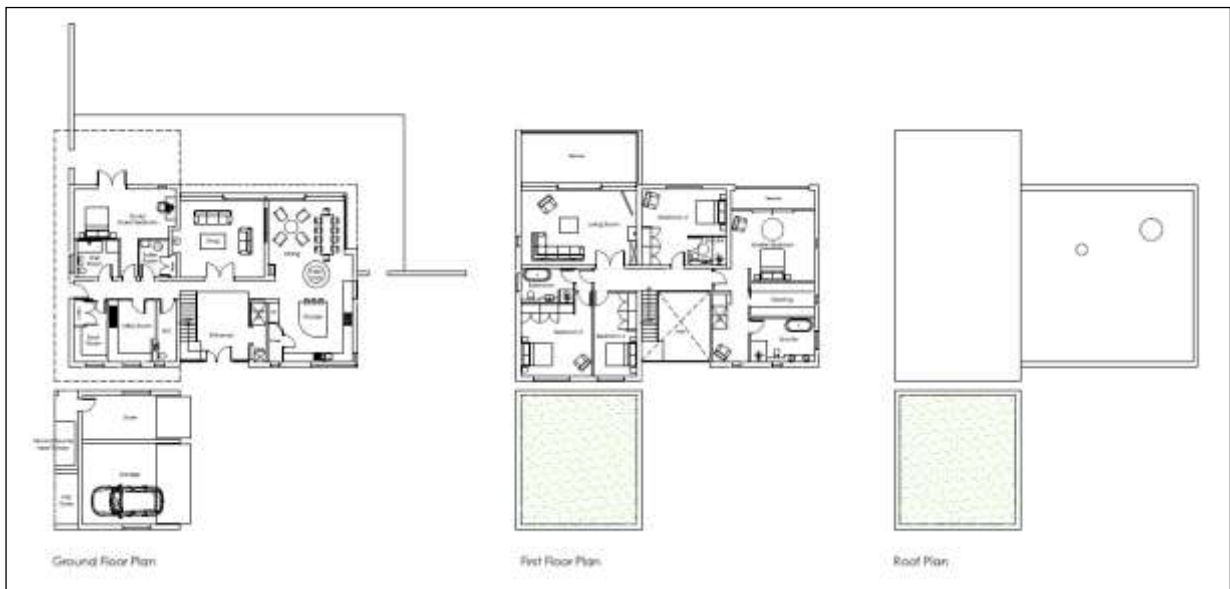


2.5 The applicant states that the amount of glazing in the 2008 approval and overall design is not to their taste and have thus submitted this alternative scheme, but also asserting the 2008 consent is 'alive' and capable of implementation as a fall-back position.

2.6 The accommodation will comprise –

Ground floor – w.c., combined kitchen/dining/lounge space, stairwell/entrance lobby/utility room, 'snug' and study/bedroom.

First floor – Living Room (with external terrace), bathroom, stairwell/landing and 4 other bedrooms.



3.0 **Relevant planning history**

- 3.1 The adjacent site to the west, along with the current site, was the subject of a permission for 6 dwellings in 1993 (reference 93/50888/2) although this was never implemented.
- 3.2 The 2008, 08/73264/000 approval (Harbour elevation seen below) was for alterations and the 'remodelling' of 'Yacht Haven House' (although the plans indicate more of a wholesale replacement dwelling), to provide a two-storey, 5-bedroom detached house with an attached garage and a detached boat house to the north (within the frontage accessed from Copse Lane).
- 3.3 The approval was for a contemporary design with a series of mono-sloping roofs, a single-storey 'pool house' projecting southwards towards the harbour, large areas of glazing and a first floor balcony facing the harbour.



- 3.4 Approved materials included horizontal cedar cladding on the main two-storey elements, with coloured render on the proposed pool house and detached boat house. The roof was to have been constructed from grey profiled metal and the windows dark grey powder-coated aluminium.
- 3.5 The new dwelling would have been 7.6 metres high at the highest point (400mm higher than the small first floor element on the existing property). The new dwelling would have been 22 metres wide (5 metres wider than the existing), the majority of which would have been a full two-storeys.
- 3.6 The approved projecting pool house element would have extended a further 5.8 metres south than the existing house, although the stable building which is currently located further south, would have been demolished as part of the overall scheme.
- 3.7 The first floor of the proposed dwelling would have remained some 125 metres set back from the foreshore footpath, with the main part of the dwelling remaining in a similar position to the existing.
- 3.8 PREAP meeting with agent and owners 5.1.17. Calculation of the silhouette increase was requested. Some concern was expressed to the positioning of a new boathouse in relation to a prominent mature Oak tree in the north-west corner of the site. That pre-application response and the Architect's response to it are reproduced as Appendix A to this report.

4.0 Key issues and related Policy framework*

***NPPF** - 11, 14, 17, 56-57, 60-61, 63-64, 115, 125, 186-191, 196-197, 203 & 206; **NPPG** IDs 8, 21a, 26, 31; **HBCS** - CS8, CS9 (4/5), CS11, CS12, CS14-CS16, DM8-DM10, DM13; **HBSA DPD** - AL1, DM20; **CHMP** - LS1-LS2, LS4, NC1, NC5, BD1-BD2, HE1; **PP** - 01, 03, 09; **SPG/SPD**

4.1 Safeguarding intrinsic character and beauty of countryside setting of AONB/biodiversity from inappropriate development

- 4.1.1 The proposal to provide a different two-storey, modern dwelling to replace the existing building would not be out of keeping within this context, which comprises mainly two-storey dwellings, some of which, in this same row of shoreside properties, have flat or mono-pitched roofs and are also of a modern, rather than a traditional design. There is no particular design pattern to follow in this location, as confirmed in the Northney & Tye Village Design Statement which acknowledges the varying roof types, materials and ages of properties in the immediate area.

4.1.2 The layout plan shows that no further existing trees or hedging would be disturbed. The owner consulted with the council regarding the north-west oak tree. It is asserted in Appendix A that the council decided it was not worthy of protection by a TPO and it has now been removed, allowing a slight northward movement of the replacement house away from the Harbour.

4.1.3 It is clear the existing dwelling has been surveyed to confirm that protected species, such as bats, are not present. The main conclusions of the supporting ecological report are:-

- *"The building has been derelict for a number of years and the roof tiles of the property had been removed resulting in the ceilings and floors collapsing.*
- *The building was too dangerous to enter but it could be seen that there were no enclosed roof voids or areas which were likely to support roosting bats.*
- *The building has insignificant potential for bats due to a lack of potential roosting features.*
- *The area to the north of the site and along the track leading to the house was short vegetation or hard-standing and unsuitable for reptiles but trees and scrub had potential as bird nesting habitat.*
- *The habitat within the proposed construction zone is sub-optimal for reptiles.*
- *The area to the south of the site was overgrown scrub for approximately 75m. The scrub area gradually lessened and the 40m leading to the boundary was mainly short coarse grass with some ruderals.*
- *There were no signs of bats or protected species on site and it is unlikely the proposed works will significantly affect any protected species.*
- *There are a number of designated and important habitats in the area but it is not thought that the proposed works will have a significant impact on any of the sites.*
- *Measures to enhance the site for wildlife will be incorporated into the development. These will include enhancement features such as planting of wildlife friendly species and installing bat and bird boxes on the new building and around the site"*

4.2 **Flood risk**

4.2.1 According to the Environment Agency's flood maps, the lower part of the site lies within Flood Zone 2/3 (higher/highest risk), where the swimming poolhouse is proposed. Suitable raising of the replacement dwelling has been proposed to also futureproof the building, which currently sits in flood zone 1 (least risk).

4.3 **High quality design/Carbon reduction**

4.3.1 The proposed materials for the new dwelling have been chosen carefully and would help to assimilate the building into its planted surroundings. The use of non-oxidising copper cladding and dark grey aluminium windows would work well, being superior and more subtle, natural materials than the existing building, and considerably less conspicuous than several of the neighbouring buildings which are finished in a white-coloured render. The stone finish on the detached pool house would help to break up the massing of that building.

4.3.2 The proposed glazed areas are shown with appropriately vertically divided frames and the position of the proposed dwelling set well back into the site, some 125 metres from the foreshore footpath at two-storey level would help to reduce its visual impact as viewed from the AONB.

5.0 Conclusions

- 5.1 The replacement dwellings would continue to be well set back from the Harbour and well screened by existing trees and vegetation and despite the dwelling's isolated location, not significantly impact on the wider landscape.
- 5.2 The submitted appearance of the replacement dwelling is considered to be an improvement on the 2008 dwelling (to which the Conservancy had objected in relation to the relative amount of harbour facing glazing).
- 5.3 The pre-application discussions had referred to an open swimming pool, merely enclosed by walls for privacy. What has come forward is a low level poolhouse, with a rather disproportionate amount of glazing facing the harbour. This should be modified/mitigated further, especially to curb light pollution at night in what is a remote and 'dark' part of the Harbour.

SRL - For 24.4.17 CHC Planning Consultative Committee

Comments requested by: 11 April 2017, extension of time requested to comment by 24.4.17.

***Abbreviations used:**

NPPF – National Planning Policy Framework – (March 2012)

NPPG – National Planning Practice Guidance – (March 2014)

HBCS – Havant Borough Core Strategy (2011)

HBSA DPD – Havant Borough Site Allocations Development Plan Document (2014)

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

PP – Planning Principles (adopted by Conservancy 17.10.16)

SPG/SPD – Planning guidance published by Chichester District Council relating to:-

- Parking standards (2007)
- AONB design guidelines (2010)/Emerging AONB Design SPD
- Northney & Tye Village Design Statement (2008)

Mr J Walters
Walcon Marine Ltd
Cockerell Close
Segensworth West
Fareham
PO15 5SR

13 March 2017

Dear Mr Walters

SUBJECT – PRE-APPLICATION ENQUIRY TO CHICHESTER HARBOUR CONSERVANCY

Yachthaven Copse Lane Hayling Island PO11 0RH

Proposal – Replacement dwelling with associated garage block, boathouse and screened external swimming pool

Fully delegated Officer opinion from Chichester Harbour Conservancy

Recommendation – No objection in principle.

The reasoned justification for the Officer observations is as follows, made on a 'without prejudice' basis, should a formal application be made Conservancy Members reach different conclusions at any formal Conservancy meeting.

I refer to our 5.1.17 meeting at the Harbour Office, where Mrs Walters and your architect Mr Nick Birch from barclay⁺phillips were also present. We discussed the barclay⁺phillips Pre App document P16-082-002 dated December 2016. I understand this had been presented to David Eaves at Havant Borough Council (HBC) prior to coming to see me. I have copied this response to him for his information.

Having regard to the Policy framework* below, the proposed replacement dwelling was considered both in the context of its neighbouring built form and also from a coastal public footpath.

We had some previous photographs of the site at the meeting, both your own and mine - principally as viewed from the water and I also viewed the site on 7.3.17 from the grounds of Rhu House to the east.

The main considerations for the Conservancy relate to the setting of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and impact on the marine economy and infrastructure of the Harbour.

We established that the site had been sub-divided from the boatyard next door.

You stated that an extant permission from 2008 - (HBC references 08/73264/000, 10/73264/001 and APP/11/01308 refer) - had been commenced and offered a fall-back position for our discussions.

Looking more closely at the council's records and not having been presented with the 'commencement' evidence, there is a small shadow of doubt relating to your statement.

Condition 1 to 08/73264/000 required the development to be commenced before the end of 15 August 2011.

I note that only one pre-commencement condition required details to be approved by the council and that an application for its discharge (APP/11/01308) whilst made valid 28.7.11, was not actually determined until 22.9.11 (i.e. a date by which permission would have lapsed 08/73264/000).

I therefore think it would be wise for you to present evidence as part of a formal planning application to HBC if you are seeking to rely upon 08/73264/000 as an extant permission.

I note a separate consent is in place on adjoining land to the west referred to as 'Yacht Haven Development Site' in HBC reference APP/13/00317, granted permission 27.11.15, subject to a S.106 legal agreement for a mixed use residential/commercial/leisure/nature conservation development. This permission is acknowledged in barclay⁺phillips' site analysis, although whether that development will ultimately be built out remains to be seen.

I see that some unauthorised tipping and activity had taken place on the site, so you may wish to satisfy yourself that no prescribed contaminants have 'migrated' onto your site and take the necessary precautions during the project to ensure no 'pathways' become established in the direction of the Harbour.

There is also a separate permission, allowed at Appeal in the middle of that land relating to a mud berth and boat maintenance shed.

These, to a certain extent, would maintain some marine enterprise element at the site, with improvements to sailing infrastructure, coastal defence and coastal footpath improvements.

As such, I will only comment on the setting of the AONB in this response.

Housing to the east is of mixed character and appearance. There is no uniform homogenous styling. Dwellings are both single storey and two storeys in height. Trees at the southern end of Rhu House adjoining to the east prevent views northwest across the site from Mill Rythe. A more detailed description of the wider area is set out in the Northney & Tye Village Design Statement, which usefully references vernacular building materials in the area.

You stated that you did not wish to build out the 2008 consent, which contained a great deal of glazing in its elevations. I was also pleased to see that the new proposals showed the house footprint handed and pulled away from a prominent oak tree in the north-east corner of the site, compared to that approved in 2008.

I was unclear whether this tree may be the subject of a Tree Preservation Order and we discussed the practicalities of positioning of the new boathouse within the canopy spread of that tree, given the Conservancy's desire to maintain positive landscape features.

I was concerned to note that this tree no longer appeared to be on the site, when visiting Rhu House to the east on a separate matter 7.3.17. What has happened to it?

Pulling the new dwelling slightly south (i.e. closer to the Harbour AONB) did not cause me concern, given the degree of set-back from the shoreline that would still exist and the narrow framing of views from the water owing to well established trees and planting on the western and eastern side boundaries.

Similarly the open swimming pool, with its low screen wall would not really be intrusive in the landscape and be broadly contiguous with the southern houses approved under APP/13/00317, especially if the screen wall were softened by some incidental planting.

Whilst HBC are the validating local planning authority, from the Conservancy's perspective, I would not expect to see a full landscape visual impact assessment carried out, but encourage you to include some photographic assessment from the water in the eventual design and access statement to be submitted with a formal planning application.

Whereas the new south elevation facing the Harbour would still contain a fair proportion of glazing, barclay⁺phillips appear to have heeded the advice in the AONB design guidance by recessing/overhanging this to prevent excessive glare. The artist's perspective also seems to show the new dwelling slightly sunk into the site level, with an adjacent terrace/patio stepping up to the garden level, reducing impact further.

The cladding of the elevations with blue/grey stone and roofing with a copper sheeting that is pre-oxidized to finish dark brown are the sort of muted materials the Conservancy would support.

In terms of submitting a formal planning application it would be very helpful if barclay⁺phillips could superimpose on the south elevation and site layout plan the existing silhouette and house footprint as an

annotated broken black line. Whether you choose to do the same to show the 2008 permission I will leave to you.

The AONB Landscape Character Assessment of 2005 notes that despite the boatyards and industrial sheds at Yachthaven, Mill Rythe retains a largely undeveloped character. It records that the sensitivity of the landscape to development and change is high due to this character and openness. It is particularly sensitive to further development on the adjacent coastal edge. One of the main planning and land management guidelines is therefore to conserve this character.

The AONB guidance asks that silhouette does not increase by more than 25% and that footprint (which I take to include prominent areas of hard surfacing) does not increase by more than 50%. If these tolerances are to be exceeded then the Conservancy would expect a reasoned case to be made. The new proposals certainly seem less tall than the 2008 permission.

We discussed the importance of an ecological survey to support a formal planning application, given the proximity of the AONB designations and a SINC close by to the west. It could be useful to indicate a notional contractors compound – hopefully contained at the northern end of the site, with more sensitive areas/tree canopy spreads to be fenced off in accordance with an arboricultural impact report.

Whilst an access strip is shown between the new dwelling and eastern boundary with Rhu House, I did not really explore the significance of this at our meeting. With the boat storage building proposed, are you seeking to launch craft at the southern plot boundary? The Conservancy will resist the creation of any new jetty or slipway there on intertidal mudland.

As a final small point, please note that under the heading 01 Site location of the barclay⁺phillips draft design and access statement, the words “South Downs National Park” should be replaced by “immediately adjoining the Chichester Harbour Area of Outstanding Natural Beauty”.

A survey by an ecologist should also conclude that the existing dilapidated dwelling at Yachthaven is not being used by any protected species – particularly bats – before it is demolished.

I trust these comments are of assistance. Please note that if a further PREAP meeting is required a PREAP fee of £100 would be payable in accordance with the Conservancy’s PREAP charging policy.

Thank you for using the Conservancy’s Planning PREAP service.

Yours sincerely

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

CC Mr Nick Birch (enquiries@barclay-phillips.co.uk)
Mr David Eaves Planning Department Havant Borough Council

*Policy framework

NPPF paragraphs 14, 17, 58, 64, 75, 93, 109 and 115; **NPPG** – ID6-ID 8, ID 26, ID 31;
HBLP –CS12, CS17, DM8-DM10, AL1-AL2; **CHMP** - LS1, LS4, NC1, CD1, BD1-BD2; **PP** – 01, 03, 09; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012)
NPPG – National Planning Practice Guidance (2014)
HBLP – Havant Borough Local Plan (2011/2014)

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Parking standards

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Nick Birch
Associate Architect

For & on behalf of Barclay + Phillips Architects



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