

Michelle Houghton

From: Steve Lawrence <steve.lawrence@conservancy.co.uk>
Sent: 03 May 2017 12:17
To: Tina Pickup
Cc: Planning and Development Shared Mailbox; paula elsey; Havant Auto-Reply
Subject: 19a Salterns Lane, Hayling Island, PO11 9PH - APP/17/00243

Dear Tina,

19a Salterns Lane, Hayling Island, PO11 9PH

APP/17/00243 – Demolition of existing dwelling and construction of 1No.4 bed detached house with rear balcony; re-roofing of existing garage. (Revised scheme to APP/16/00368)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Holding objection, to clarify whether the angle of roof pitch might be lowered, to lessen the increased silhouette resulting from raising the dwelling out of the ground, to futureproof it against flood risk.

I note a bat survey has confirmed non-maternity bats to be roosting in the existing dwelling. Appropriate measures should be put in place to relocate the roosting bats under licence from Natural England before any demolition takes place

I made a further site visit 26.4.17, where I noted the new garage had been built out under 16/00368 and have previously seen the site from the water.

Having regard to the *Policy framework below, this replacement dwelling would be less harmful to the AONB landscape if the angle of pitch of the main roof could be revisited.

The approved dwelling actually reduced the existing silhouette. I have nothing against the different design of a new house, but a lack of certainty over just how much the silhouette is to increase is a matter for concern. The use of gable ends to the main roof is not problematic per se. There is a variety of roof profiles in the area. However, gable ends here certainly accentuates my potential concern about silhouette increase, set against the Conservancy's guidance.

If the applicant could superimpose the existing dwelling outline on top of the proposed and reconsider the roof pitch angle, I am sure I could be reassured on this point.

A comparison of glazing diagram would also be useful to which I believed I encouraged at my last pre-application meeting with the applicant 19.12.16. The balcony projection offers a good shading overhang to the glazing beneath it. I do feel that as drawn a shadow line is also suggested by the gable forms to the north and south elevations, yet the eaves overhang drawn does not confirm this.

Subject to these matters being clarified, I am sure the Conservancy will be able to withdraw its current holding objection.

Yours sincerely

Steve Lawrence MRTPI
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*Policy framework

NPPF -11, 14, 17, 64, 93-94, 100-103, 105, 109, 115, 186-191, 196-197, 203-206;
NPPG – ID 6-8, ID15, ID20, ID21a, ID23b, ID26, ID31, ID34, ID56; **HBLP**–CS8, CS9,
CS11-CS17, CS21, DM8-DM13; **HBLPA** – AL1, DM24; **CHMP** – LS1, LS4, NC1, NC5,
BD1-BD2, HE1, WQ1, WQ4, CD1; **PG** - B1a-B3; **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)

PG - Planning Guidelines related to CHMP (as amended 2011-2013)

SPD

- Havant Borough Design Guide (2011)
- Housing (2011)
- Parking standards (2010)

Did you know there are lots of disabled access paths and facilities within Chichester Harbour? The *Solar Heritage*, our solar powered catamaran also has a wheelchair lift. For more information on access to the Harbour [click here](#).

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