

From: Planning
Sent: 14 Mar 2017 14:43:11 +0000
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: FAO Tina Pickup APP/17/00009 Rhu House, Woodgaston Lane, Hayling Island

Dear Tina

Rhu House, Woodgaston Lane, Hayling Island

APP/17/00009 – Extension and alterations to link an annexe, incorporating new dormer and enlargement of balcony area.

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified materials and a planning condition reiterating that the annexe is to be used at all times as ancillary accommodation to the main dwelling.

Following a site visit made 7.3.17 and having regard to the Policy framework* below, the proposed works, would not be visible from the harbour shoreline.

This is a very secluded location in very wooded/treed surroundings. Only real considerations really are whether the works are sympathetic to the host building.

The rear dormer addition and minor increase in building mass to achieve the new bedroom and en-suite shower-room in the annexe attic are considered acceptable.

The proposed development would not harm the AONB, nor the purposes of its designation.

Yours sincerely

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

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 115; NPPG: ID8, ID21a, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS12, CS16, DM9; Havant Borough Local Plan (Allocations) 2014 - AL1; Chichester Harbour AONB Management Plan 2014-2019: BD1; CHC Planning Principles – 01, 03; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Borough Design Guide.

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