

# Consultee Comments for Planning Application APP/17/00304

## Application Summary

Application Number: APP/17/00304

Address: 1 Northney Cottages, Northney Road, Hayling Island, PO11 0ND

Proposal: Erection of a pair of semi detached 3 bed houses with new access and parking.

Case Officer: David Eaves

## Consultee Details

Name: Mr Steve Lawrence

Address: Education Centre, Dell Quay, Dell Quay Road, Apuldram PO20 7EE

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On Behalf Of: Chichester Harbour Conservancy

## Comments

Fully delegated Officer Decision from Chichester Harbour Conservancy:

This application would infill a visual gap within an area of continuous ribbon development along the north side of Northney Road. The houses back onto North Common and can be seen from the AONB to the north from the public footpath which runs close to and along the shoreline.

The proposal seeks to build a pair of semi-detached houses within the large garden alongside No.1 Northney Cottages, which is half of a pair of semi-detached cottages built in the 1870s. The Northney and Tye Village Design Statement does not mention this visual gap along this linear stretch of houses, and it is not considered that an infill development would be harmful to the character of the area which is of continuous ribbon/linear development already, provided the layout and character of existing houses is respected.

The proposed plans show a pair of two-storey semi-detached houses of traditional design set between the building line of 1 and 2 Northney Cottages to the east, and 37 and 38 Northney Road to the west. This would accord with paragraph 5.33 of the Borough Design Guide SPD in terms of not breaking the 'perimeter block structure'. The design shown is simple with a hipped roof and traditional materials (brick and slate tiles) in keeping with the area, although we would prefer to see timber or aluminium windows, rather than UPVC.

In terms of impact on the wider AONB, which lies directly to the north of the site, there would be views of the new dwelling, but these would be seen from a distance in the context of the existing line of houses. We would ask that existing planting to the rear boundary of the site be retained and enhanced to limit the impact of the proposed development in views from the AONB. We would also ask that the hedgerow to the boundary with Northney Road be retained either side of the new access and appropriate soft landscaping provided to the frontage where possible, to retain the

rural character of Northney Road.

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Schedule/samples of materials and finishes be agreed prior to construction;
- Planting to rear boundary of site be retained/enhanced and to front boundary either side of new access with appropriate soft landscaping to the frontages where possible.