

Dear Emma,

56b Bracklesham Road Hayling Island PO11 9SJ

APP/16/00733 – Application for Lawful Development Certificate (Proposed development) relating to installation of decking, retaining wall and spa pool

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation –

That the application be granted, because the permitted development rights relied upon by the applicant do apply.

Reasoning:

Following a site visit made 9.8.16, regard has been had to Article 2 (3) of the Town and Country Planning (General Permitted Development Order 2015 (as amended). Schedule 1, Part 1, 1 (b) makes it clear that Article 2 (3) land includes land designated as an Area of outstanding Natural Beauty.

The Proposals Map (Inset Map 14) to the Havant Borough Core Strategy makes it clear that the application site is outside, but immediately adjoining the Chichester Harbour AONB.

Classes A (k) and E (a), within Schedule 2 to the Order, sets out the criteria to be observed for the decking and spa pool respectively to be permitted development it is my interpretation that the development shown on the HJ Concepts Ltd drawing 16-1103-P05 would be permitted development as set out in the Order.

Naturally, the Local Planning Authority will come to its own conclusion as to how the Order is to be interpreted.

Yours sincerely

Steve Lawrence MRTPI, Planning Officer, Chichester Harbour Conservancy, Dell Quay, PO20 7EE

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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