

Planning Statement
Proposed Alterations
Cockle Point, Marine Walk, Hayling Island, PO11 9PQ

1.0 Proposal.

- 1.1 The house has recently been purchased by our clients, Mr. & Mrs. S. Johnson. They are established members of the local community, and have lived in the borough for the last 30 years.
- 1.2 The property is in need of significant repair and maintenance. The coastal location with exposure to wind and salt laden rain is damaging to buildings, which is the case with Cockle Point.
- 1.3 Mrs. Johnson requires the permanent use of a wheelchair, which means the building, must be adapted so it is fully accessible. This includes larger rooms for wheelchair turning areas, a lift, a ramp, and a flush terrace.
- 1.4 These proposals are for a combination of refurbishment, repair and adaptation, to update the house and to meet the needs and wishes of the Johnsons.
- 1.5 A Pre-Application enquiry (PreApp) Ref.CHCPREPP 22/06 HI was submitted. The response was received on 27th June 2022 and where relevant is quoted in this statement.

2.0 Background and Policy Constraints

- 2.1 The exposed coastal location imposes a number of restrictions.
- 2.2 The existing building is a bungalow, on raised foundations approximately 1.0m above ground level.
- 2.3 The site is within an area of 'Flood Zone 3', hence the elevated foundations. Marine Walk, an area of established housing to the west is also in Flood Zone 3.
- 2.4 The site is on a spit of land, to the east of Marine Walk, facing east across an open area of Chichester Harbour, and towards Sparks Marina, 800m distant.`

PreApp - ...' the house is fairly well screened from the shoreline and wider AONB landscape or Harbour, apart from its east end elevation and the southern roof slope. The house sits in a unique and very appealing, secluded, and well-treed position on the edge of Chichester Harbour and fully within the AONB.'

- 2.5 To the north is the drying tidal creek of Mengham Rythe. To the south is Fishery Creek.
- 2.6 The site lies within the 'Chichester Harbour Area of Outstanding Natural Beauty' (AONB) under the control of the Chichester Harbour Conservancy.
- 2.7 To the north of the site, but not including the site, is an area of 'Site of Importance for Nature Conservation (SINC). The site is defined as 'Uncertain for Brent Geese and waders'. The birds would seem to prefer the adjacent Golf Course to the subject site.
- 2.8 The site is subject to a Tree Preservation Order – TPO 1353. This includes 11 individual trees, mostly oak and sycamore surrounding the house. and a group stand of trees 'A1' to the west of the house, comprising oak, silver birch and hawthorn.

An Arborial Impact Assessment, prepared by Arbor-Eco Consultancy is included in the application documents

- 2.9 The TPO trees provide screening and privacy for the house from all sides. The TPO is not contested in any part and is endorsed by the Johnsons.

PreApp – '... we would be very keen to see evidence that the trees on the site would all be retained. ...Any formal application should show the location and species of the existing trees and confirm that these would all be protected during construction and retained thereafter.'

- 2.10 The house is of late 1980's construction, replacing an earlier timber frame bungalow.
- 2.11 The house is built from brick and flint blocks under plain tiles. It has a number of white painted bay windows which are a prominent feature. Extensive terraces around the house are of concrete in brick substructure.

3.0 Chichester Harbour Conservancy (CHC) Joint Supplementary Planning Document.

- 3.1 We consider the following policies to be relevant to this proposal.

- 3.2 Policy 12.1 and 12.3

The proposal does not increase the footprint size of the existing building.

No additional household will be created by the proposal.

The proposal in essence, is a loft conversion of the existing open plan attic space.

The number of bedrooms will increase from two to three.

3.3 Policy 12.4

The setting of the house within the landscape is unchanged. Particularly as 2.7 above, the TPO coverage and seclusion of the site will be unchanged.

The views of the house from the coastal footpath are very limited, and will not be changed.

The four dormer windows proposed are all within the existing roof 'envelope'. The hipped form of the roof remains unchanged in profile, with a minimal increase in the height of the ridge.

PreApp. 'The proposals as presented would result in a modest increase to the roof profile and we are pleased to see that the overall hipped form would be retained. The increases in size certainly appear to be within the guideline limits set out in the AONB SPD.'

3.4 Policy 13.1

The proposal is for the external refurbishment to be a pallet of grey shades.

Particularly the white bay windows are to be replaced with charcoal grey frames and panels.

3.5 Policy 16.1

As for Policy 13.1, the proposed new materials seek to make the house more discrete in the landscape. As 1.3 above, privacy for the Johnsons is a major concern.

The existing house is overall of horizontal appearance. The proposals seek to make the house visually more vertical, consistent with the vertical nature and shadows of the surrounding trees.

It is proposed to replace the existing roof tiles with slates, a naturally dark material.

The vertical corner features and the panels below the windows are proposed for 'Charred Siberian Larch' which weathers to a textured dark grey.

PreApp. 'I am pleased to see that the proposals have also been carefully considered in the light of the AONB SPD with regard to design and materials / colour finishes, and it is considered that the proposed use of slate tiles and charred timber would be appropriate in this treed setting...'

It is proposed to render the external walls (for better weather protection – as well as for appearance). All the areas below floor level – mostly the flood 'plinth' in a dark grey shade similar to the roof slates. The relatively small areas of plain wall remaining to be white.

PreApp 'Whilst white painted render would not normally be encouraged on edge of harbour properties, given the significant tree screening of the three remaining

elevations, it is not considered that these small amounts of white render would be particularly noticeable or would make the building more intrusive in the landscape.'

For the trim around the new dormers, and over the existing white fascias, a matching anodised fascia is proposed in a dark grey shade similar to the slates and window frames.

PreApp. *'Additionally, the dark colours for the window frames and dormer fascias would be appropriate and would be an important element of the scheme in terms of minimising the impacts of the proposed changes,'*

Where balcony railings are required, these will be of stainless steel mesh, set in dark anodised aluminium posts and rails. The intention is to avoid the more usual glass panels and stainless steel rails. As 1.3 above, secure handrails are essential for Mrs. Johnson's protection.

PreApp. *'Similarly, the proposed dark anodised and stainless steel mesh balcony railings would be appropriate as they would also help to blend the house into its treed setting in wider views.'*

3.6 Policy 17.2

It is always a difficult balance between traditional natural materials, and more modern materials which will resist the ravages of the coastal weather. The choice of natural slates and charred timber, are both materials which weather well, both in performance and in appearance.

The current fashion for horizontal cladding will be avoided, and is at odds with the proposed verticality as 3.5 above.

The overall intention is to REDUCE the visibility of the house within the landscape. The existing appearance of the house is typically urban, and does not contribute to the views from the harbour.

4.0 Summary

4.1 The existing house is not to be enlarged.

4.2 The refurbishment of the house seeks to reduce the visual impact on the landscape.

4.3 Discretion and seclusion are essential to the proposals and to our clients residency.

4.4 PreApp

‘Overall, given the above factors and the careful consideration that appears to have been given to the proposals in the light of the AONB SPD, I would not expect this scheme to result in an objection from the Conservancy, subject to suitable conditions to secure the materials and finishes presented, internal blinds, retention of all of the existing trees and suitable wildlife enhancements in the form of bird, bat and hedgehog boxes.’

5.0 Photographs



General View to North



Site Plan. North to bottom.



Plan – Relation to Cockle Point. North to bottom



View from south east



View from south



View from east



Existing House North



Existing House East

CAAD Ltd.

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