

These comments relate to the DANDA/planning application submission for ‘multiple additions and extensions’ to the existing property at 4 Wittering Road, Hayling Island.

The relevant text from the document is highlighted below, with comments in red.

1.Introduction

2.Context

The street scene has a varied streetscape consisting of two to three-storey properties with the immediate neighbours being detached two storey properties. **This eastern side of Wittering road is the more sensitive side in terms of the**

AONB landscape.

The only two images supplied are of Bracklesham road not Wittering road.

3. Site Description and Topography

Image 06 – View from the water. **To the left of the single Scots Pine is Bracklesham road, and to the right, Wittering road.**

4. Planning History

The previous proposal for the site received a refusal from Havant Borough Council for several reasons including its scale, design, and positioning. The proposed replacement has been seen to be harmful to the character of the area and might negatively impact visual amenities to AONB.

This current application will further impact on the character of the area.

“The proposed replacement dwelling would by reason of its height, mass, bulk sitting, impact on boundary hedges and design be harmful to the character and visual amenities of the Chichester Harbour Area of Outstanding Natural Beauty and contrary to policies

Twice refused...10/03/2008 & 15/07/2008, then passed on 18/12/2008.e

5. Proposed Development

The application proposes the following:

- Ground floor plan to be reorganised to accommodate additional bedroom.
- Ground floor multiple extensions towards the east and west. **The movement towards number 2A of the western elevation wall by 1.1m directly impacts on number 2A. The rear of this property and the front of number 4 look directly at each other (see image). ,**
- First-floor side extension. **Operating within the existing external building boundaries would significantly reduce the impact on neighbours and environment.**
- First floor cantilever volume to be extended. **The extension of the first floor cantilever to the east, by 2.7m will directly impact on the currently unimpeded northerly view for number 2**

The aim of the redevelopment is to increase the internal area to accommodate the occupants needs, while respecting the place’s character and minimising the impact on the neighbouring properties. **All three immediate neighbours are concerned about the impact.**

6. Design Rationale – Design, appearance, layout and scale

The size, mass, aesthetics, and positioning have been strictly informed by the neighbouring properties and the existing property. **Informed by the neighbouring properties? Certainly of concern to the neighbours.** It was important to set strict boundaries at the beginning of the design process, to prevent a flawed design that fails to address the guidelines stated by local authority and the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

The east elevation of the property has been carefully designed to fit within the current street silhouette, in terms of its size, mass, height and design. The major difference between the existing and the proposed dwelling is the side extension (fig.13). Despite this, majority of the redevelopment has been executed in the way to be unseen, while delivering the points stated in the brief. Such an approach will have little to no impact when viewed from Chichester Harbour. **However when viewed from the north, south or west the visual impact is evident.**

7. Access

The access and existing parking allocations at the property will be maintained as existing. This does not require further development due to the amount of space available to accommodate the number of user that the property is able to host. Any development of the parking area would be limited bearing in mind that the adjacent track which runs along the property's western boundary is owned by number 2.

8. Landscaping and Impact on Trees

No details of plant numbers, or planting plan..

As part of the green mission, tenants will be encouraged to maintain and plant more greenery.

Tenants? Is this a mistaken cut and paste or is the property destined to be for rental?

Sedum spectabile 'Iceberg. The image linked to the caption is a hydrangea not a sedum.

Euphorbia characias 'silver swan'. The image linked to this variety is also not the right one.

9. Flood Risk Assessment

The selected location is in flood zone 1, but this does not take climate change into account. Climate change allowance suggests that the site is likely to be flooded in 2050 and it is in Flood Zone 2-3.

The basement has flooded two times in severe weather in the recent past (since the original 1960's house was replaced in 2009).

10. Water Drainage Statement

The site also has a very low potential for any flooding from rivers and sea as well as surface water, this has been indicated in the maps obtained from the Environment Agency.

The basement has flooded two times in the past in severe weather.

11. Ecology

An ecological enhancement will be made to increase biodiversity on the site. What is this? No details given.

12. Sustainability

Once the building fabric has been specified, we will assess the most suitable technologies to service the property, this will aim to reduce the energy demand from the grid. This may be achieved through the use of:

No details given at this stage.

13. Impact on Neighbouring Properties The proposed scheme will not have any negative impact on the neighbouring properties. The three immediate neighbours, (Redacted) all objecting to the scale and scope of the proposed planning application.

15. Conclusion The proposed alterations are of a high quality, contemporary design that will improve the overall appearance of the dwelling and be in keeping with the character of Wittering Road. The proposed development complies with the adopted Havant Borough Council Local Plan, Chichester Harbour AONB and a wide National Planning Policy Guidance. The separation distance between the proposed development and the neighbouring property to the north and south is generous and will not result in any adverse impact on the amenities of the neighbouring property

The Planning Officer's previous comments are just as relevant to this current proposal.

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Appendix I – Ecological Assessment. This document was not present.

The neighbours have met with the architects twice (three neighbours on first occasion and 2 on the second) to raise questions and concerns. The plans have not been changed during this process. The neighbours have not met with the householder to discuss the application.

