

Dear Selina,

4 Wittering Road, Hayling Island, PO11 9SP

APP/22/00809 – Extensions and alterations to all elevations including the installation of
1No balcony

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection: excessive bulk and insufficient variation in roofline.

I visited the site remotely via archive photography on 13.10.2022: having had regard to the policy framework* below make the following comments.

This side of the street is within the AONB boundary.

I note that planning permission had initially been refused twice for a wholly two storey contemporary-style dwelling under 08/58382/001 & 08/58382/002, for having excessive bulk and being considered harmful to the character of the AONB.

The current dwelling was then granted permission under 08/58382/003 on 18 th December 2008.

Striking, contemporary-style, well detailed, flat-roofed part two and part single storey dwelling on east side of street backing onto Chichester Harbour, where it is easily seen and notably taller than most adjoining/adjacent dwellings running north. Dwelling is raised up on a plinth/semi-basement.

First floor addition to south side proposed to create (4th) master bedroom, that would make dwelling wholly two-storeyed, albeit addition to be fractionally sub-ordinate to highest part of exist dwelling. Balcony with glazed balustrade also to be formed on harbour elevation. Full length glazing to harbour to be tempered by two panes being overlaid by timber louvred panels. The 'TV screen' window cantilever facing the Harbour is to be further extruded out by about another metre or so.

Notwithstanding the positive offer to improve biodiversity at the site by incorporating 2 No. bat boxes, there has been no calculation of the silhouette increase (over the pre-2008 original dwelling see attached slides). The materials palette put forward is sympathetic, but concerns about massing increase from earlier refusals have not really been addressed and a less varied roofline would result.

*Policy framework

NPPF - 1-3, 6-12, 15-21, 23, 28, 34, 38-43, 47-50, 55-57, 60-65, 68, 71, 73-77, 92-93, 98, 126, 130-134, 152-155, 157, 159-162, 167, 169, 174-176, 179-180, 182-183,

185-186, 218-219; **NPPG ID's** – 21a, 26; **HBLP** – CS12, CS16; **CHMP** – 1-2; **SPG/SPD**.

NPPF – National Planning Policy Framework – (July 2021)

NPPG – National Planning Practice Guidance (March 2014)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (2014)

CHMP – Chichester Harbour AONB Management Plan (2014-2019)

SPD

- Havant Borough Design Guide (2011)

- Joint CHAONB SPD (2017)

Yours sincerely

Steve Lawrence MRTPI

Principal Planning Officer



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