

Dear David,

Site - Northney Marina Office, Northney Marina, Hayling Island, PO11 0NH

Case reference - APP/22/00479

Proposal – Single storey extension to existing Marina Services Building (Renewal of Planning Permission 18/00783).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to the planning conditions imposed on APP/18/00783 being reimposed to this consent, especially condition 3, with an additional condition added removing the permitted development rights that would allow the offices to be lost to residential conversion.

Apologies for the delay in replying.

This is a renewal of permission APP/18/00783, which lapsed. It would seem that The Conservancy did not comment on that previous application. The proposals seem identical to that earlier consent. Its design and form would match the existing building.

The site is very prominent from the Harbour and a public footpath to the east off Northney Road

It would seem the original existing building was consented under 02/51153/038 in September 2002. That decision notice is not viewable on-line, so I am unable to determine if the offices were reserved for occupation by marine related enterprise only

The proposals would significantly increase the footprint of this building located outside of the 'Urban Area' where the focus for new development under Policies CS17/AL2 apply. Outside of those areas, developers are supposed to demonstrate an essential need. It is accepted that this accommodation would be closely related to the marina activities and facilitate boating in the Harbour, especially given the loss of existing office accommodation from the recent residential conversion of the former 'Rotunda' under a prior approval consent.

Having regard to the Policy framework* below, the extension would still be related to marine industry and meet the wider aspirations of The Conservancy's Planning Principle 02.

Renewing this planning permission would have no harmful effect on the AONB nor the purposes of its designation.

Given the disruption to enterprise during the Covid Pandemic, it is important that marine related businesses be allowed to flourish to support boating activity in Chichester Harbour.

***Policy framework**

NPPF - 1-3, 6-12, 20, 28, 38-42, 47-48, 54-55, 81-85, 107-108, 111, 119, 122, 130, 134, 153-154, 159, 161, 174, 176, 180, 185, 212-213; **NPPG** – ID's 2, 3a, 6-8, 26 & 37; **HBLP** – CS1, CS2, CS11-CS12, CS16-CS17, DM1, DM3, DM8-DM10, DM14; **HBLPA** – AL1-AL2; **SVHBLP*** - DR1, KP3, IN3, E4-E5, C1; **CHMP** – 1, 2, 10, 13; **PP** – 01-02; **SPD**.

NPPF – National Planning Policy Framework – (July 2021)

NPPG – National Planning Practice Guidance (March 2014 onwards)

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

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

SVHBLP - Submission version Havant Borough local plan 2036 (23.6.2021)* but withdrawn March 2022.

CHMP – Chichester Harbour AONB Management Plan (2019-2024)

PP – Conservancy's Planning Principles (adopted 17-10-2016 onwards)

SPD

Borough Design Guide (2011)

Joint CHAONB SPD (2017)

Yours sincerely