

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 23 September 2021 12:19
To: Terzoudis, Julie
Cc: [REDACTED]
Subject: APP/21/00963 - Salterns House, 1 Salterns Close, Hayling Island, PO11 9PL
Attachments: 19a Salterns Lane Hayling Island (17) 28.11.14.jpg; Hayling Island Salterns Close Salterns House SL5 - CHC PREAP 17.9.15.jpg

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Julie

Salterns House, 1 Salterns Close, Hayling Island, PO11 9PL

[REDACTED]

APP/21/00963 - Proposed sunroom.

Apologies that The Conservancy did not respond to the earlier pre-application enquiry, owing to having to prioritise formal applications and Committee work.

I note that the formal planning application APP/21/00963 has subsequently been made and make my comments based on archive photography and the policy framework* below.

Located within a defined urban area, the site forms very pleasant open foreshore of the garden/grounds separated by a brick wall to a large detached, two storey Victorian house (Salterns House), on the north side of this cul-de-sac street, backing onto the My Lord's Pond tidal inlet of the Harbour. The brick boundary wall runs along that part of the foreshore to Salterns House.

Salterns House is set well back from the Harbour, with intervening tree cover and assorted smaller scale outbuildings. The harbourside garden of Salterns House is mostly open and laid to turf.

Salterns House is cream rendered with a slate roof.

There is a canopy structure in timber to the east of where the proposed sunroom is proposed, which has been there since at least 17-9-15 when I photographed it in place, although I can find no record of a planning application for it on the Council's planning records for the site.

The Conservancy would generally prefer the open foreshore to be maintained to the Harbour, especially since the phrase sun room would seem a bit of a misnomer being north-west facing to the Harbour and only likely to receive sunlight at sunset.

The proposed structure would not appear to project out from the wall much more than the canopy referred to above but is considered to be rather wide, containing much (almost full-length) glazing to the Harbour elevation. I note the length of the glazing has also increased from the 3D image shown at the PREAP stage under GEN/20/01008. The width had also increased too. Lit at night, this could interfere with bats foraging along the treed shoreline.

Whilst the dark grey powder-coated aluminium window frameworks and dark muted timber boarding meet the SPD guidelines, it is considered that a structure no wider than the existing canopy or 26ths less than currently shown – whichever is the greater – should be negotiated with only central glazing to be as currently proportioned and that either side to have a higher cill level, which would still allow a view out when sat down inside.

Recommendation

Holding objection is therefore made, to be considered withdrawn if the suggested amendments are negotiated by the Council.

Once again, sorry The Conservancy was unable to comment at the PREAP stage, when these design concerns might have been flagged up earlier, although the exact design solution has obviously enlarged since then.

***Policy framework**

NPPF - 14, 176; **NPPG** - ID 6-8, ID26, ID31; **HBLP** - CS11-CS12, CS16-CS17, DM9-DM10; **HBLPA** - AL1, DM24; **SVHLP** - DR1, E1, E3-E5, E14, E16, E22; **CHMP** - 1-2; PP - 3, 9; **SPD**.

***Abbreviations used:**

NPPF - National Planning Policy Framework (July 2021)

NPPG - National Planning Practice Guidance (2014 onwards)

HBLP - Havant Borough Core Strategy (2011)

HBLPA - Havant Borough Local Plan Site Allocations DPD (2014)

SVHLP - Submission version Havant Local Plan (updated 2021 - to 2036)

CHMP - Chichester Harbour Management Plan (2019-2024)

PP - CHC Planning Principles (adopted by The Conservancy 17.10.16 onward)

SPG/SPD -

Joint CHAONB Design SPD (2017)

Borough Design Guide (2011)

Yours sincerely

Steve Lawrence MRTPI

Principal Planning Officer



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