

From: Steve Lawrence [<mailto:steve.lawrence@conservancy.co.uk>]
Sent: 12 October 2016 15:06
To: Rachael McMurray
Subject: RE: APP/16/00878 - New Home at 3 Swans Walk, Hayling Island, PO11 9TX

Dear Rachael,

3 Swans Walk, Hayling Island, PO11 9TX

APP/16/00878 - Demolition of existing 3 bed dwelling and construction of 1 no. 4 bed detached house (Revised application)(amended plans and additional information notified 11.10.16)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Maintain objection.

I have read the agent's further written submissions dated 4.10.16.

Having regard to the *Policy framework below, this (revised) replacement dwelling is still considered to be harmful to the AONB landscape and the purposes of its designation.

The alteration in the eaves line is not considered to be 'modest'. Whilst alterations are proposed at 2 Simmons Green, the overall ridge and eaves line of that property will not alter. The visual dominance of its roof slope, relative to the dormer to be created, will still exist, even though hips are being turned into gables.

I therefore maintain my earlier concerns

Notwithstanding the desire for more usable headroom inside at first floor level, Conservancy Officers consider the differences between the approved and proposed schemes to be unacceptable and visually jarring in the context of neighbouring properties, especially when viewed from the Harbour.

Yours sincerely

Steve Lawrence MRTPI
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*Policy framework

NPPF -11, 14, 17, 64, 93-94, 100-103, 105, 109, 115, 186-191, 196-197, 203-206;
NPPG ID 6-8, ID15, ID20, ID21a, ID23b, ID26, ID31, ID34, ID56; HBLPCS8, CS9,
CS11-CS17, CS21, DM8-DM13; HBLPA AL1, DM24; CHMP LS1, LS4, NC1, NC5,
BD1-BD2, HE1, WQ1, WQ4, CD1; PG - B1a-B3; SPD.

NPPF National Planning Policy Framework (March 2012)
NPPG National Planning Practice Guidance (March 2014)
HBLP Havant Borough Local Plan (Core Strategy)(2011)
HBLPA Havant Borough Local Plan Allocations DPD (December 2013)
CHMP Chichester Harbour AONB Management Plan (2014-2019)
PG - Planning Guidelines related to CHMP (as amended 2011-2013)
SPD
- Havant Borough Design Guide (2011)
- Housing (2011)
- Parking standards (2010)