

**Visual Impact Assessment: 1 Church Orchard, St Peters Road, Northney, Hayling Island. PO11 0RT.**

The Design Advisor deliberated on the impact to the St Peter's Church conservation area of using a flat roof for the proposed small extension at the rear of the property above. The recommendation was based upon the following observations:

1. The proposed extension cannot be seen when viewed from the main elevations of St Peter's Church. See photographs at References 1, 2, 3 and 4.
2. There is a substantial beech hedge running between the graveyard and the rear garden of the property. When viewed South from the rear of graveyard approximately 20m from the Church itself, this hedge completely obscures the rear garden and the small area of the proposed flat roof extension. See photograph at Reference 5 which shows a view from the graveyard at 90 degrees to the proposed building which is obscured by the hedgerow.
3. The addition of a pitched roof instead of a flat roof would significantly increase the height of the extension raising the visual profile.

Given due consideration, the Design Advisor recommends maintaining the use of a quality flat roof system for the proposed small extension at the rear of the property above. It is considered that the addition of a pitched roof would raise the visual profile of the extension, which could be more visible and in turn may cause demonstrable harm to the adjacent heritage asset and the conservation area.