

Dear Selina

Application reference – APP/21/01203

Site – 26 Bracklesham Road, Hayling Island, PO11 9SJ

Proposal – Proposal of rear extension

Fully delegated Officer decision

Recommendation – Objection: incongruous addition and roof form, harmful to the streetscene of Bracklesham Road and Seafarers Walks and wider setting of the Chichester Harbour AONB.

Case Officer reasoning, having regard to the Policy framework* below.

A virtual site visit has been made reviewing Google streetview imagery and the applicant's own photographs.

The site sits outside of the AONB but immediately abuts its boundary and clearly seen from Seafarers Walk over the top of close-boarded timber fence panels. There is therefore potential to affect the AONB's setting.

Bracklesham Road is a mixture of modern chalet bungalows, traditional two storey housing and more modern styled architecture of 3 storey dwellings.

A detached, 3 storey, flat roofed, cream rendered dwelling adjoins to the east. A detached, 2 storey, red brick/concrete tiled flatted block adjoins to the west. There are some gaps between dwellings allowing fleeting views through to the AONB beyond.

No contextual streetscene elevations have been submitted, nor any calculation of the increase to dwelling silhouette provided.

A modest first floor balcony exists at the rear, with metal railing balustrade and spiral staircase leading to the garden below.

As originally submitted, the proposal were to add an additional floor topped by two (different height) mono-pitched roof surfaces, with a much more substantial, full width balconies added at first and second floor levels, also accessed via a new spiral staircase positioned on the west side. This enlarged balcony would result in a foreshortening of a existing garage. Edging to each balcony would be glazed panels, those to the side/ends obscure glazed.

The new floor would be clad with fibre cemented ('Cedral') sheeting, partly continued down over part of the front elevation (no colour is specified on the application form for this material, albeit additional information supplied says this is to be light grey in colour).

Solar panels are proposed for most of the west facing roof surface, positioned around a large rooflight over a re-configured stairwell.

Front boundary treatment is being altered.

I note that amended plans have been submitted, but these apparently only clarify proposed materials and their colouring.

Whilst the property to the east is fully 3 storeys high, it has a flat roof. The roof form being proposed would create a much taller dwelling, representing a marked jump in scale from the flatted block adjoining to the west. This would appear incongruous in the street scene and not directly comparable to the immediate context of 46 Bracklesham Road.

*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, 100, 104-105, 107-108, 110-114, 119-120, 124-126, 130-134, 152-155, 157, 159-162, 167, 169, 174-176, 179-180, 182-183, 185-186, 218-219 and 222; **NPPG – ID's** 21a, 26; **HBLP** – CS11-CS12, CS16, DM20; **CHMP** – 1-2; **SPG/SPD**.

Abbreviations

NPPF – National Planning Policy Framework (July 2021)
NPPG – National Planning Practice Guidance (2014 onwards)
HBLP – Havant Borough Local Plan (2011/2014)
CHMP – Chichester Harbour Management Plan (2019-2024)

SPG/SPD –
Borough Design Guide
Joint Chichester Harbour AONB SPD (2017)

Yours sincerely

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Principal Planning Officer



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