

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 26 July 2021 14:54
To: Havant Planning and Development Mailbox New
Subject: APP/21/00521 - 24 Havant Road, Hayling Island, PO11 0PX

Dear Silena

Firstly, apologies for the delay in replying. I have principally regard to policies CS12 and CS16 of the Local Plan, as well as paragraph 176 of the July 2021 NPPF.

APP/21/00521 - Demolition of conservatory and erection of single storey rear and side extension, with enlargement of front elevation dormer

24 Havant Road, Hayling Island, PO11 0PX

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject implementation with specified external materials with exception of the new rooflights within the flat-roofed area which ought to be substituted with lantern-lights with clear glazed side panels but solid upper roofing.

Officer reasoned justification

History – None on line.

Detached dwelling outside 'urban area', but within a run of dwellings. This is a relatively tranquil part of the AONB.

Plot is outside but immediately adjoining AONB to rear, but no real public visibility of rear of plot, certainly not from the Harbour.

Main impact therefore to setting of the AONB resulting from front dormer enlargement.

A fair proportion of the roof would still be read and the dormer would continue to line up centrally over the front door.

Side extension somewhat awkward with a flat roof, but set back from front build line with reasonable front parapet treatment/detailing.

Less happy by the introduction of large rooflights which would be contrary to the Conservancy's dark skies agenda. If lantern lights could instead be negotiated with clear glazed side panels but solid upper roofing, this would be preferred.

Yours sincerely

Steve Lawrence MRTPI
Principal Planning Officer



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Celebrating 50 Years of Chichester Harbour Conservancy, 1971 - 2021