

67 Southwood Road Hayling Island PO11 9PT

APP/16/00714 – Demolition of existing building and removal of existing static mobile home. Construction of 1No. 3 bedroom single storey dwelling and provision of on-site parking. (Revised application)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation –

Objection.

Reasoning:

Following a site visit made 9.8.16, regard has been had to the Policy framework* below.

No static mobile home existed on the site at the time of my visit.

The Proposals Map (Inset Map 14) to the Havant Borough Core Strategy makes it clear that the application site is outside, but relatively close to the boundary of the Chichester Harbour AONB and thus has some impact to the AONB setting.

The site sits within an urban area for the purposes of Policies AL2 and CS17 from the adopted local plan.

The site forms part of an open waterfront to Fishery Creek and has a high degree of visibility from a public footpath on the northern side of the creek.

There is a back-drop of taller dwellings behind (south of) the site, but generally those dwellings closest the water are single storey bungalows, near to the site.

The existing building has been recognised as being a dwelling within Class C3 of the Town and Country Planning (Use Classes) Order by reason of a Lawful Development Certificate granted under 05/57189/000 on 25/11/2005. Apart from its main hipped roof profile, whose ridge is 4.7m above existing ground level, a rather unusual and unsympathetic mono-pitched extension has been added in 2012 (APP/12/00862), giving the structure a rather clumsy and unsatisfactory appearance.

The new dwelling would be a bungalow on one floor level, whose roof pitch would not allow any potential to form further accommodation in the roof space at a later date.

An earlier application (APP/16/00195) was withdrawn owing to inadequate finished levels information being supplied. It was therefore not possible to make an accurate determination as to the increase in building silhouette and thus wider additional landscape impact.

The building is now shown being raised out of the ground by 1.2m to finished internal floor level to future-proof the property against flood. The finished eaves and ridge heights would be 3.3 and 5.5m above current ground level respectively.

I calculate that the building silhouette facing the Harbour would increase by 128.35%, which far exceeds the Conservancy's 25% recommended figure, which is applied within the AONB.

The roof pitch also has been made shallower than the withdrawn scheme, reducing the overall ridge height by about 0.25m.

The foot print is the same as the withdrawn scheme.

Whereas the Ordnance survey extract does show some dwellings coming to plot boundaries, most have a reasonable feeling of space about them and the new bungalows further to the east off Eastoke Avenue have reflected that characteristic.

Overall, whilst the principle of a replacement dwelling is accepted, Conservancy Officers consider the increase in silhouette to have a more urbanising effect on the shoreline.

Uncertainty is also expressed about the mobile static home, which ought not be re-introduced to the site.

Concerns were raised at the time of the last application about the deposit of materials at the Harbour foreshore. The conservancy would appreciate an update regarding the council's investigation of that and the owner's intentions.

Yours sincerely

Steve Lawrence MRTPI, Planning Officer, Chichester Harbour Conservancy, Harbour Office, The Street, West Itchenor, PO20 7AW