

Harbour View, Marine Walk, Hayling Island, PO11 9PQ

APP/16/00692 – Demolition of existing porch, side and rear conservatories and erection of two storey side extension; single storey rear extension; replacement porch and changes to the roof

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with matching external materials and tree protection during the build.

I made a site visit 9.8.16 and was able to view the site from the street and Seaview Road. The site sits outside of the AONB but could potentially affect its setting.

Tree cover on site boundaries largely makes the existing house disappear into the landscape, albeit it may be more visible in winter with less leaf cover on the trees. A 17.5% increase in the building silhouette would result, within the Conservancy's recommended 25% increase.

The proposed rear dormer would be rather large, but has no potential to affect the wider landscape setting of the AONB.

The extension to the side would be rather tight to the boundary. The tree report says surveyed trees (on adjoining land to the east) will not be affected. The answer to question 7 on the application form says that no trees would be felled. The extension would still seem rather tight against root protection areas, but the council's tree officer seems content, subject to protective fencing during the build.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer (Typically Mon/Weds/Thurs)
Chichester Harbour Conservancy